



Merged Document Report

Application No.: PL9069

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
25040 PLAT SH 1&2 12-16-25.pdf

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Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
17	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes, coordinate with NWCID #3 Fire hydrants: Yes, coordinate with NWCID #3 C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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33	Alex Harmon : DS	Closed	Disapprove pending RMP amendment.	

[Corrections in the following table need to be applied before a permit can be issued](#)

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18	P001	Callout	Alex Harmon : DS	Closed	This site is entirely within Zone X.	
27	P001	Note	Bria Whitmire : DS	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p> <p>12/15/25 Update: AEP approves this particular layout of the detention pond within their easement with the caveat that a minimum 30' driveable path is maintained for work crews for the length of their easement. Add a plat note explaining this and remove drainage easement or relabel as a private drainage easement.</p> <p>12/5/25 UPDATE: Pending discussions with stormwater and AEP.</p> <p>Add note about who will maintain detention pond.</p>	
16	P002	Note	Alex Harmon : DS	Closed	<p>12/4/25 UPDATE: Closed due to Public Works already making a comment about the concrete thickness differences.</p> <p>Public Improvements show the streets to be concrete, while plat shows HMAC. Please verify street material type.</p>	
11	P001	Note	Mark Zans : LD	Closed	Change Secretary to Director	
13	P001	Note	Mark Zans : LD	Closed	Check Y.R. distances on all lots. some seem to be showing incorrect dimensions.	
14	P001	Note	Mark Zans : LD	Closed	Add word "FINAL" to plat title.	
20	P001	Note	Mark Zans : LD	Closed	<p>CCW comments: 1. Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). a. CCW does not provide water service to this area, any water comments will need to be reviewed by Nueces County Water Control and Improvement District #3.</p>	

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21	P001	Note	Mark Zans : LD	Closed	<p>Sewer comments: Not addressed.</p> <p>2. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.</p> <p>a. Wastewater flows will need to be provided to verify capacity availability at the Highway 77 lift station.</p>	
22	P001	Note	Bria Whitmire : LD	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p> <p>Stormwater comment: SW needs confirmation on proposed detention in proposed utility easement calculated increase flow needs to be mitigated on developers site boundary and maintained by developer</p>	
23	P001	Note	Mark Zans : LD	Closed	<p>IS there going to be a HOA present? If yes please provide documents and assignment of maintenance reasonability.</p>	
24	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: Informational Plat intends for land development to go towards the proposal of new residential dwelling units. Number of lots communicated count of (89) proposed residential dwelling units. As such, fees have been calculated for the shared 89 lots for each corresponding dwelling unit. If number of proposed dwelling units changes, please contact in order to correct the fees if any changes are to occur. 89 units x 462.50 = \$41,162.50</p> <p>Correction to number of lots. 87 Lots x 462.50 = 40,237.50</p>	
28	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: PLAT - COMMENT (REQUIRES ACTION) Please see below the Traffic / ROW comments for the above subject plat:</p> <ul style="list-style-type: none"> As per the Legacy UTP & current Roadway Master Plan (project 1-AN), a C1 Collector is planned on the north end of the proposed development. The proposed plat does not meet the minimal ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC). 	

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					<ul style="list-style-type: none"> o□C1 Minor Residential Collector as per the Legacy UTP & current Roadway Master Plan (RMP) o□Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT o□Connectivity from East to West Document Viewer Unified Development Code	
29	P001	Note	Mark Zans : LD	Closed	Fire comments 1 1□Plat□Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2□Plat□507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3□Plat□3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. 4□Plat□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 5□Plat□503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 6□Plat□Note: An accessible road and a suitable water supply is required before going vertical with any structure. 7□Plat□503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 8□Plat□D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	
30	P001	Note	Mark Zans : LD	Closed	Fire comments 2	

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					<p>9 Infor. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>Infor. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>10 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>12 D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire</p>	

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					<p>apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."</p> <p>13 D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>14 Note This plan review indicates that 89 homes will be constructed. Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.</p> <p>15 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
31	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 3</p> <p>On this one, I make a separate specific comment that this plan review indicates that 89 homes will be constructed. Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.</p>	
34	P001	Note	Mark Zans : LD	Closed	<p>Traffic updated comments 12/12/25</p> <p>Public Works Traffic is currently working with the developer and engineering regarding the Roadway Master Plan (RMP) Amendment Process. Meadow Ridge is currently at the beginning of the amendment process.</p> <p>Public Works is aiming to hit a January Planning Commission date for final approval on the changes they are wanted to make regarding the RMP.</p> <p>We are also working with the adjoining property developers regarding the Roadway Master Plan, specifically ROW dedications & connectivity. If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	
35	P001	Note	Bria Whitmire : LD	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p>	

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					<p>Updated comment: 12/15/2025</p> <p>The City of Corpus Christi currently does not maintain stormwater detention ponds constructed within or for the exclusive benefit of private developments. Responsibility for the routine maintenance, upkeep, and repairs of these private detention ponds, including associated infrastructure, rests solely with the property owner(s)</p>	
36	P001	Note	Bria Whitmire : LD	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p> <p>Updated comment 12/15/2025 A HOA will be required to be established for this plat for maintenance and responsibility purposes. Please submit HOA documents for review.</p>	
19	P002	Note	Mark Zans : LD	Closed	Add word FINAL to Plat title.	
32	P002	Note	Caleb Wong : STREET	Closed	PW STR: Typical street section for PL9069 for Meadow Ridge indicates a 7" concrete pavement thickness while PI9068 Public Improvement Plans indicated a 6" concrete pavement surface. Please provide clarification on which is the intended thickness for construction.	