



Merged Document Report

Application No.: PL9299

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Laguna Oaks Estates_ Block 1_ Lots 1-10.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[General Comments](#)

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no, with approval of septic (EACH lot must have individual access and provide	

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					<p>connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
5	P001	Note	Bria Whitmire : DS	Open	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: no</p> <p>Sidewalks: no</p> <p>B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential)</p> <p>C. Wastewater: yes, unless waiver approved for septic within 1,000 of public main (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
6	P001	Note	Bria Whitmire : DS	Closed	<p>Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link</p>	
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7	P001	Note	Mark Zans : LD	Closed	<p>Change Michael York to Cynithia Salazar-Garza</p> <p>Change chairman to Chairperson.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Change Michael York to Cynithia Salazar-Garza</p> <p>Change chairman to Chairperson.</p>	
8	P001	Note	Mark Zans : LD	Closed	<p>Change Michael Dice title to Interim Asst. City Manager</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	Parks comment: Fees applied on 9 of the 10 lots to be developed. As 9 of these lots are to be used for a newly proposed residential dwelling unit, fees are to be applied. 9 lots x 462.50 = \$4,162.50	
9	P001	Note	Mark Zans : LD	Closed	Add Block 1 to plat title.	
9	P001	Note	Mark Zans : LD	Closed	<p>Fire comments#1: Informational only:</p> <p>Please see Fire's Comments PL9299 Laguna Oaks Estates Lots 1-10. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</p> <p>507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. 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</p>	

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					<p>department shall be provided and maintained.</p> <p>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.</p> <p>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.</p> <p>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. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>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.</p>	
12	P001	Note	Mark Zans : LD	Closed	Will there be a HOA for this plat? If yes, please provide HOA documents at time of recording.	
12	P001	Note	Mark Zans : LD	Closed	Will there be a HOA for this plat? If yes, please provide HOA documents at time of recording.	
13	P001	Note	Mark Zans : LD	Closed	Stormwater comments: Informational only Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the	

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					<p>post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p> <p>If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.</p>	
13	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments: Informational only Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p> <p>If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.</p>	
14	P001	Note	Mark Zans : LD	Closed	<p>Sewer comment: Property will need wastewater wavier for use of septic tanks if approved for septic.</p>	
14	P001	Note	Mark Zans : LD	Open	<p>Sewer comment: Property will need wastewater wavier for use of septic tanks if approved for septic.</p>	
15	P001	Note	Mark Zans : LD	Closed	<p>Fire comments#1: Informational only:</p> <p>Please see Fire's Comments PL9299 Laguna Oaks Estates Lots 1-10. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</p> <p>507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant</p>	

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					<p>shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. 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.</p> <p>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.</p> <p>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.</p> <p>503.1.1 (amendment) Buildings and</p>	

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16	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2: Informational only.</p> <p>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.</p>	

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					<p>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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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>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>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall</p>	

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					<p>be provided with an approved area for turning around fire apparatus.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
16	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2: Informational only.</p> <p>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.</p> <ol style="list-style-type: none"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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>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</p>	

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17	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: Fees applied on 9 of the 10 lots to be developed. As 9 of these lots are to be used for a newly proposed residential dwelling unit, fees are to be applied. 9 lots x 462.50 = \$4,162.50</p>	
17	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: Fees applied on 9 of the 10 lots to be developed. As 9 of these lots are to be used for a newly proposed residential dwelling unit, fees are to be applied. 9 lots x 462.50 = \$4,162.50</p>	
18	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP. TRAFFIC – PEAK HOUR TRAFFIC / TIA: <ul style="list-style-type: none"> •□Peak Hour Traffic (PHT) form shows an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will be required to be submitted to Public Works Traffic for review and approval. (please contact PW – Traffic / ROW for further guidance regarding TIA) o□As per Corpus Christi Unified Development Code Section 3.29.5. Study Area Requirements <ul style="list-style-type: none"> □□Level 1Traffic Impact Analysis- Peak hour weekday PM Trips 501-1,500 □□Study boundary – all signalized intersections, frontage roads and all unsigned collector or higher intersections within .50 miles of the site </p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					property line.	
18	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP. TRAFFIC – PEAK HOUR TRAFFIC / TIA: •□Peak Hour Traffic (PHT) form shows an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will be required to be submitted to Public Works Traffic for review and approval. (please contact PW – Traffic / ROW for further guidance regarding TIA) o□As per Corpus Christi Unified Development Code Section 3.29.5. Study Area Requirements □□Level 1 Traffic Impact Analysis- Peak hour weekday PM Trips 501-1,500 □□Study boundary – all signalized intersections, frontage roads and all unsigned collector or higher intersections within .50 miles of the site property line.</p>	
19	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2: PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o□Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). •□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not</p>	

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					<p>be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •□Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. Traffic control plans •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p>	
19	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2: PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o□Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). •□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS •□Proposed Driveway access to public City</p>	

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					<p>Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <ul style="list-style-type: none"> •□Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. <p>Traffic control plans</p> <ul style="list-style-type: none"> •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction. 	
10	P002	Note	Mark Zans : LD	Closed	<p>Will there be a HOA for this plat? If yes, please provide HOA documents at time of recording.</p>	
11	P002	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP. <p>TRAFFIC – PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> •□Peak Hour Traffic (PHT) form shows an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will be required to be submitted to Public Works Traffic for review and approval. (please contact PW – Traffic / ROW for further guidance regarding TIA) o□As per Corpus Christi Unified Development Code Section 3.29.5. Study Area Requirements □□Level 1 Traffic Impact Analysis- Peak hour weekday PM Trips 501-1,500 □□Study boundary – all signalized intersections, frontage roads and all unsigned collector or higher intersections within .50 miles of the site property line. 	

STATE OF TEXAS §
COUNTY OF DALLAS §

I, MARCIAL RAMIREZ, MANAGING MEMBER OF MADM, LLC, HEREBY CERTIFY THAT MADM, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE ____ DAY OF _____, 2026.

MADM, LLC
BY: ITS SOLE MANAGING MEMBER

MARCIAL RAMIREZ

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.
THIS THE ____ DAY OF _____, 2026.

CYNTHIA SALAZAR-CARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

XREF: base

BRIA WHITMIRE P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 12th DAY OF MAY, 2026.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

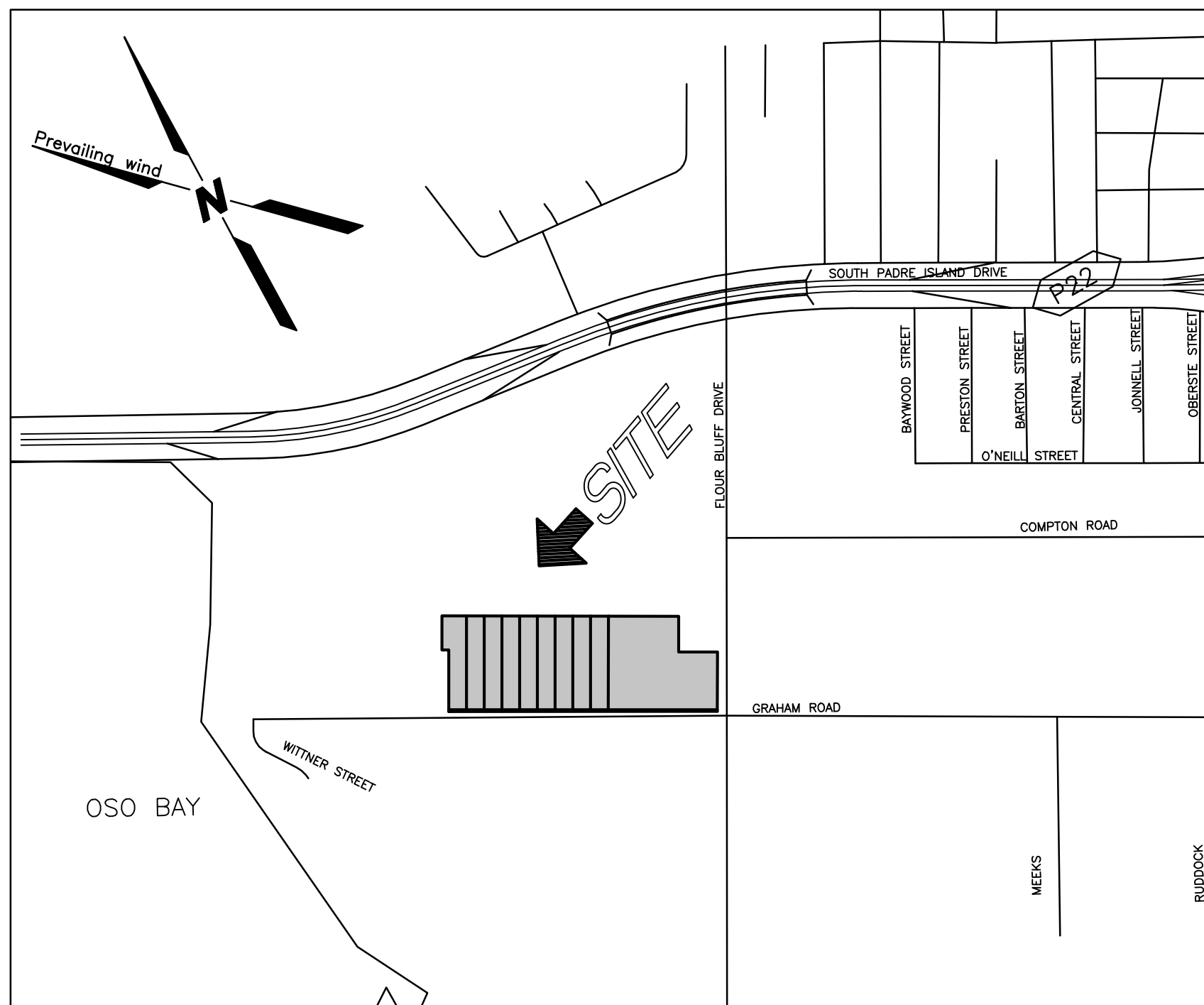
PLAT OF:

LAGUNA OAKS ESTATES, BLOCK 1, LOTS 1-10

BEING A PLAT OF A 17.407 ACRE TRACT OF A OUT OF LOTS 6, 7 AND 8, SECTION 41 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AND A 1.919 ACRE TRACT OUT OF LOTS 7 AND 8, BLOCK 41 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN IN VOLUME A PAGES 41-43 MAP RECORDS NUECES COUNTY TEXAS AND RECORDED IN DOCUMENTS 2023033880 (17.407 AC) AND 2023044585 (1.919 AC) DEED RECORDS NUECES COUNTY TEXAS

LEGEND

I.R.	IRON ROD
Y.R.	YARD REQUIREMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
D.R.N.C.T.	DEED RECORDS NUECES COUNTY TEXAS
M.R.N.C.T.	MAP RECORDS NUECES COUNTY TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
---	PLAT BOUNDARY
---	ROAD CENTERLINE
---	ADJACENT LOT LINE
---	YARD REQUIREMENT
○	EASEMENT
●	FOUND PROPERTY CORNER
●	SET PROPERTY CORNER



LOCATION MAP
SCALE: 1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT.
THIS THE ____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

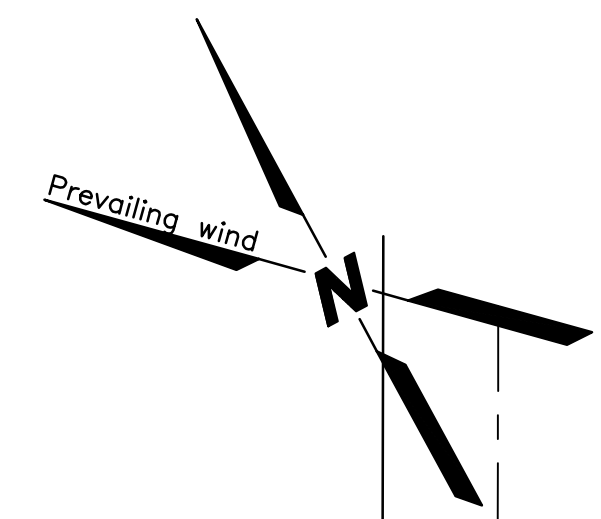
PUBLIC HEALTH ENGINEER

BASS & WELSH ENGINEERING

PREPARED BY
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 48355 C 0545 G DATED OCT 13, 2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATION' USE.
5. TOTAL PLATTED AREA CONTAINS 19.326 ACRES OF LAND
6. PROPERTY IS ZONED RE (RESIDENTIAL ESTATE) FOR LOTS 1 THRU 9, AND CG-1 (GENERAL COMMERCIAL DISTRICT) FOR LOT 10.
7. ALL SET CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW CAP MARKED "BASS & WELSH ENGINEERING".
8. LINE IS CURRENTLY INACTIVE. LOCATION OF EASEMENT IS BASED UPON LOCATION OF PIPELINE AS MARKED BY CURRENT OWNER. STATUS OF EASEMENT IS UNKNOWN.

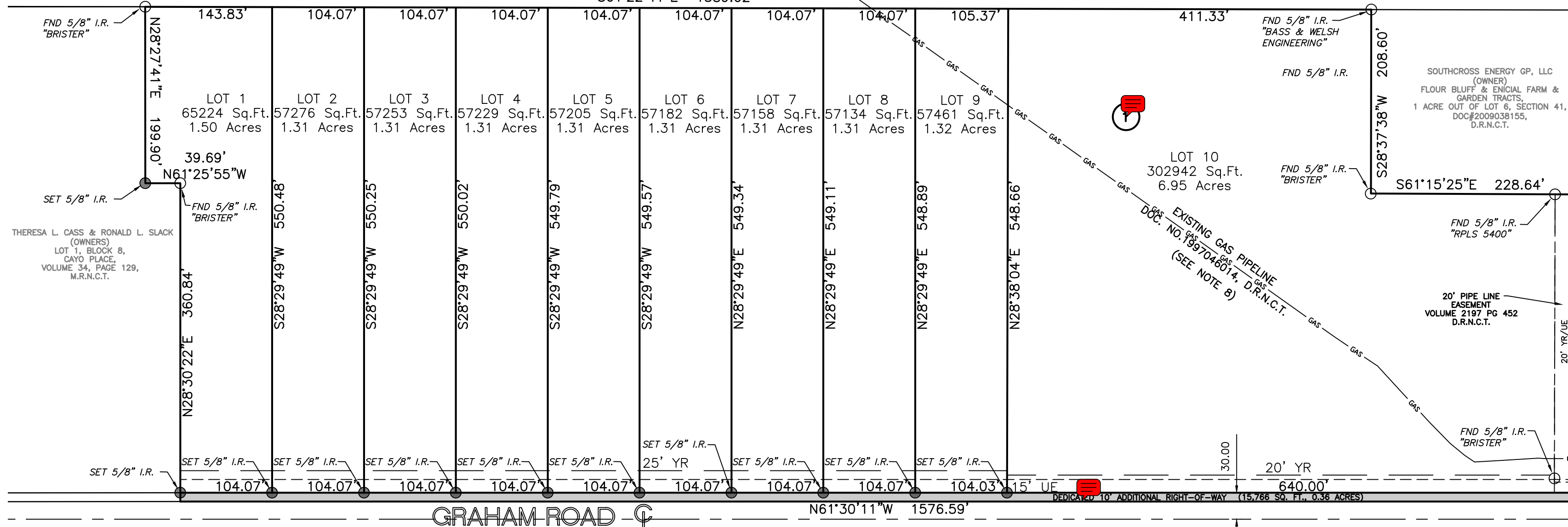
PLOTS: 1:1
DRAWING NO: 22017
PLOTDATE: 06-08-26 9:41 AM



GREEN WING INVESTMENTS, LLC (OWNER)
 FLOUR BLUFF & ENCINAL FARM & GARDEN
 TRACTS, 10.903 ACRES OUT OF NORTH
 26.246 ACRES OF LOTS 6, 7 & 8,
 SECTION 41,
 DOC# 2021062729,
 D.R.N.C.T.

CITY OF CORPUS CHRISTI
 (OWNER)
 FLOUR BLUFF & ENCINAL FARM &
 GARDEN TRACTS, BLOCK 41,
 LOTS 6 THRU 10, 7.1 ACRES,
 DOC# 2011004146,
 D.R.N.C.T.

S61°22'41"E 1389.02'



XREF: base

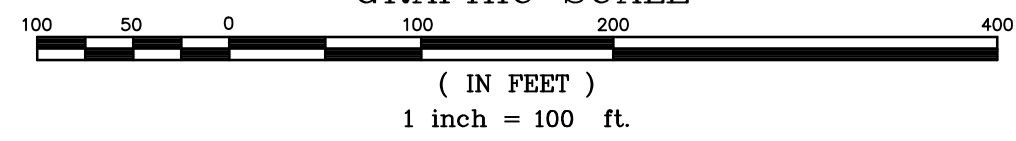
PLOTSCALE: 1:1

DRAWING NO: 22017

PLOTDATE: 06-08-26 9:41 AM

GRAHAM ROAD

GRAPHIC SCALE



LEGEND

- I.R. IRON ROD
- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
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