



**Date:** 04.22.2024

**Development Services**  
 2406 Leopard Street, Corpus Christi, TX 78408

**Merged Document Report**

**Application No.:**

Description :	
Address :	2001 FLOUR BLUFF CORPUS CHRISTI TX 78418
Record Type :	

Submission Documents:

<b>Document Filename</b>
Plat 4-22.pdf
Utility Plan_4-12.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Andrea Fernandez : DS	Closed	Plat is a non-public notice PC plat.	
8	Andrea Fernandez : DS	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/3. The deadline for revisions to be submitted is 3/25. UPDATED: 30-day extension requested. Latest PC to aim for 5/1. Revisions needed by 4/22.	
9	Andrea Fernandez : DS	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	

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10	Andrea Fernandez : DS	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
11	Andrea Fernandez : DS	Closed	If requesting a waiver, application found at <a href="https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf">https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf</a>	
17	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Stormwater: no (may be required at site development, per IDM 3.05) Sidewalks: yes, waiver submitted. there is a (1-way Cycle Track) planned on each side of Flour Bluff as part of the Metropolitan Planning Organization (MPO) 2020 Bike Mobility Network (BMN) (Ordinance 030861) (does not qualify for admin exception) Streets: yes, waiver submitted.  waivers submitted for sidewalk and street construction. should these waivers not be approved, construction will be required for recordation.	
21	Andrea Fernandez : DS	Open	Planning comment: Sidewalk waiver for Flour Bluff Dr. and Street waiver for Lynhurst St. pending.	

[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
2	plat	Note	Andrea Fernandez : DS	Closed	CCRTA Comment: This plat is not located along an existing or foreseeably planned CCRTA service route.	
5	plat	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No comment	
6	plat	Note	Andrea Fernandez : DS	Closed	Traffic Comments: Plat Traffic doesn't support the waiver of improvements. However, if allowed, traffic recommends "No Access Permitted" to the area. Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Infor: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public	

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13	plat	Note	Andrea Fernandez : DS	Closed	<p>right-of-way separate of plat approval and infrastructure improvements.</p> <p>4 For further information or to acquire a ROW Construction Permit please email ROWManagement@cottexas.com</p> <p>5 Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> <p>6 Infor: Flour Bluff Dr is designated as a "new" street per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within the Flour Bluff Dr Right-of-Way will require a variance from the Director of Public Works.</p> <p>7 Infor: Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.</p> <p>Parks: No comments.</p>	
14	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 1-10: 1 Infor: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat: Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3 Plat: 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. 4 Infor: 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. 5 Infor: 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 6 Infor: 503.1.1 (amendment) Buildings and</p>	

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15	plat	Note	Andrea Fernandez : DS	Closed	<p>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.</p> <p>7 Infor. 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>8 Infor. 102.1 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>9 Infor. 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 to the fire department shall be provided and maintained.</p> <p>10 Infor. 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> <p>Fire comments 11-19:  11 Infor. 103.1 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.  12 Infor. 103.1 The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.  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</p>	

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					<p>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>13 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>14 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>15 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>16 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> <p>17 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>18 It is noted that hydrant exists on Flour Bluff Rd in front of the business. If an addition to the building is required, access to the building would also be required. The distance from Flour Bluff drive to the rear corner of the new structure should not exceed 150 ft. unless the following is provided: accessible fire access lane, at least 20 ft. wide and capable of supporting 75,000 lb. imposed load. If the fire access lane is more than 150 ft., a turn around shall be provided. This can be waived if a fire access lane continues to Lynhurst street. A 20 ft. gate should be provided. This can be secured with a Knox Padlock (daisy chain style) on both access gates-Flour Bluff and Lynhurst. Lynhurst should be capable of supporting the weight of fire apparatus of 75,000 lbs and be at least 20 ft. wide.</p>	

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16	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Street yards shown are incorrect. Should reflect CG-2 standards. (UDC 4.5.3)	
18	plat	Note	Andrea Fernandez : DS	Closed	GIS Comments: 1 - Plat: The plat closes within acceptable engineering standards.	
19	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Further review of ROW pending UPDATED: ROW has been reviewed--UTP designates Flour Bluff Dr, as an A1 collector, show 47.5ft from the centerline as city ROW. Dedicate applicable land needed.	
20	plat	Note	Andrea Fernandez : DS	Closed	AEP Transmission: No comment for subject plat	
3	utility	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
4	utility	Note	Mikail Williams : WTR	Closed	CCW shows this water line to be 10" please verify. Note upon receiving revisions: please show 10" water line, CC public GIS viewer is displaying fire line.	
1	utility	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	