



Merged Document Report

Application No.: PL8881

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Plat 2-24.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Justin Phung	justinp2@corpuschristitx.gov	361-826-1896

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: Yes at time of any future building permit C. Wastewater: No, currently on septic D. Stormwater: No, but mitigation required with any future bldg permit E. Public open space: No 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>	

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	P001	Note	Mina Trinidad : DS	Closed	Per Bria, Public Improvements are required to be submitted.	
9	P001	Note	Alex Harmon : DS	Closed	INFORMATIONAL: US Fish and Wildlife Service identifies two potential wetland areas within this property. Coordinate with USACE to identify limits of current jurisdictional wetlands on this plat and provide a preliminary description of any area of the site that may be jurisdictional wetland per UDC 3.1.6.B and City Ordinance 033317.	
4	P001	Note	Mark Zans : LD	Closed	Current zoning for the properties is FR, this zoning has minimum lot size of 5 Ac. Both lots on this plat are currently below the minimum size.	
6	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynithia Salazar-Garza and change chairman to chairperson.	
10	P001	Note	Mark Zans : LD	Closed	Updated comments 9/23/25 This plat cannot proceed forward due to the plat not meeting the requirements of the RS-15 zoning district. Plat can move forward once rezoning is completed.	
11	P001	Note	Mark Zans : LD	Closed	Updated comment 9/23/25 Property is located within a APZ-1 zone for airplane flight path runway approach. This zone may limit the size and use of the proposed improvements. Please place in the plat general notes a notice that properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable.	
12	P001	Note	Mark Zans : LD	Closed	Traffic comments- 1□Informational:□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) 2□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3 Informational: A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>4 Informational: Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>5 Informational: "Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards"</p>	
15	P001	Note	Mark Zans : LD	Closed	<p>Sewer comment- No wastewater service for this area per sewer. Septic system may be possible with sign off from health department.</p>	
16	P001	Note	Mark Zans : LD	Closed	<p>Be advised the rezoning will need to be done first then plat can proceed. Updated comment: 9/23/25</p> <p>Minimum lot width shall be 50' feet as per the RS-15 zoning criteria when rezoning is completed. Lot 4R driveway property needs to be at least 50' in width for the length of the panhandle area.</p>	
17	P001	Note	Mark Zans : LD	Closed	<p>Be advised that the rezoning of the property was recommended approval by the Planning Commission. The rezoning is required by the UDC to go to city council for approval and there are two readings to be done for CC approval. At this time the first reading would be January 27, 2026 and the 2nd reading would be February 10, 2026.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
14	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	