

**Merged Document Report****Application No.: PL9085**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 12-19 Plat Pg 1.pdf
Updated 12-19 Plat Pg 2.pdf

Comment Author Contact Information:

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Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
4	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: Yes, unless private access is granted through Lot 1R. Fire hydrants: No C. Wastewater: No D. Stormwater: No 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.	

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
1	P001	Note	Mark Zans : DS	Closed	Be advised that by marking the 30 day review time on the application that you may not have time to respond to comments and that the plat will be taken to PC with a recommendation of denial if there are open comments not yet addressed. To solve this issue please send a e-mail to me or respond that you would like to change to the 60 day review time.	
3	P001	Note	Bria Whitmire : DS	Closed	<p>Update 12/24/25: Label private UE separately from the public UEs. For example, instead of 50' private UE, should show the (2) 15' UEs and then a 20' private UE across the panhandle to assure the private yard line is not placed in a public easement.</p> <p>Add a private U.E. for water service connection across Lot 1 to Lot 2 or provide public improvement plans for a waterline extension.</p> <p>Per UDC 3.8.5.D. Final Plat Review criteria: 4.The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)</p>	
5	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments:</p> <ul style="list-style-type: none"> • The proposed plat does not impact or alter the existing Roadway Master Plan. • Proposed Driveway (construction exit / entrance) access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) • 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, and utility easements. 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.) 	

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					<ul style="list-style-type: none"> • A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work pertaining to excavating, obstructing, closing, tapping into city infrastructure, 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) • Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. • Please Acknowledge – additional metal beam guard fence (MBGF) public improvements may be required as part of their driveway access. • Public Works Traffic requests that contractor / developer coordinate any proposed haul route with Traffic / Right-of-Way (ROW) divisions. • This coordination is necessary due to the ongoing Bond project on Yorktown Boulevard between Rodd Field Road and the Oso Creek Bridge. 	
6	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments.</p> <p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <p>Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</p> <p>An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</p> <p>The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property..</p> <p>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</p>	

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7	P001	Note	Mark Zans : LD	Closed	CCW comment: •Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
8	P001	Note	Mark Zans : LD	Closed	Sewer comment: •Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). • There is no wastewater service for this area. • Note that use of existing septic system may be possible if approval is granted by the CC Health Department.	
9	P001	Note	Mark Zans : LD	Closed	Park development fee: 2 lots x 462.50 = \$925.00. To be paid prior to recording of plat.	
10	P001	Note	Mark Zans : LD	Closed	Fire comments: 1) Lot 1R cannot be a landlocked parcel. So, your 50 feet entrance at the roadway shall be extended to the Lot 1R 2) A minimum of 20 feet Fire apparatus access lane shall be provided to within 150 feet from any exterior parts of the proposed house. 3) Fire apparatus access lane must be able to carry 75,000 lbs. weight of fire Truck and be an all-weather surface. 4) When Fire apparatus access lane exceeds 150 feet, a turn-around must be provided. 5) In case Fire truck need to make turn, it must be 28 feet inner turning radius and 45 feet outer turning radius. 6) When any exterior part of the proposed house exceeds 600 feet from the public Fire Hydrant, you must provide one on-site Fire Hydrant.	
2	P001	Note	Mark Zans : LD	Closed	As per UDC 4.3.3 minimum lot width for RS-6 zoning is 50 feet. The panhandle of lot 1R needs to be 50' in width to conform to minimum lot width standard.	