



Merged Document Report

Application No.: PL9065

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
V- CDCB CDCB TRANCHE 2 PLAT-58432-002-HA-02162026_signed.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
9	P001	Note	Bria Whitmire : DS	Closed	Public easement is typically just shown as UE while Private UEs are typically PUE. Update for clarity as legend has both UE and PUE, but with PUE defined as Public.	
10	P001	Note	Bria Whitmire : DS	Closed	Update Certifications to Bria Whitmire, PE, CFM, CPM, ENV SP, CBO	
2	P001	Note	Mark Zans : LD	Closed	1. Please add Cynthia Salazar-Garza name 2. Chair as title 3. Add signature line	

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4	P001	Note	Mark Zans : LD	Closed	<p>Since the city may still own some lots add certificate with the following language. We, City of Corpus Christi, Texas, do hereby certify that we are owners of lots 39-43 Come Dream Come Build Tranche 2 Subdivision, the property shown hereon, that all easements and rights-Of-ways as shown are dedicated to the public for the installation, operation, and maintenance of public streets and utilities, and we adopt this plat for the purposes of description and dedication. This the ____ day of _____, 2026</p> <p>Provide signature line for the signee from the city.</p>	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager.	
11	P001	Note	Mark Zans : LD	Closed	Park Fee: 5 lots x \$462.50 = \$2,312.50	
12	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: Informational only PLAT - ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> • The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> • 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). <ul style="list-style-type: none"> 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, 	

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					<p>and gutter or any work within utility easements.</p> <p>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.)</p> <p>PLAT - INFORMATIONAL DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS</p> <ul style="list-style-type: none"> Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 	