



**Merged Document Report**

**Application No.: PL8496**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Merged Documents Report.pdf
4. Utility Map.pdf
P0000000098_20241028.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
John Gonzales	JGonzalez@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No 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
11	Plat1	Note	Melanie Barrera : DS	Closed	<p>10/30/24: comment is revised to be informational. please note, existing structures that are substantially improved (where repairs/renovation cost exceeds 50% of the structures value) will need to be brought up to current elevation requirements as part of permitting.</p> <p>Floodplain management: Revise note 11 to include compliance of current floodplain regulations, including elevation, should any structure be removed or reconstructed more than 50%. (City of Corpus Christi Code of Ordinances, Chapter 14, Article V, structures that are rehabilitated or altered, whereby the cost of work to the structure would equal or exceed 50% of the market value (excluding land value), must be brought into compliance with the current floodplain regulations)</p>	
1	Plat1	Callout	Mark Zans : LD	Closed	Change chairman name to Michael York	
2	Plat1	Callout	Mark Zans : LD	Closed	Remove red font information.	
3	Plat1	Callout	Mark Zans : LD	Closed	Remove General note #11	
4	Plat1	Note	Mark Zans : LD	Closed	Plat is a Replat.	
5	Plat1	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by Nov. 13, 2024. The deadline for revisions to be submitted is Nov. 4, 2024 .	
6	Plat1	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	Plat1	Note	Mark Zans : LD	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.	
9	Plat1	Note	Mark Zans : LD	Closed	<p>Fire comments:</p> <p>Plat □Multi-family complex is existing. Hydrants and streets are existing.</p> <p>Plat □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>Plat □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>Info□A right of way agreement must be maintained. A gate may not be constructed on the property line that would impede fire department access.</p> <p>Infor□If the newly created lot line crossed through the building, it will need to be centered on a required 2-hour fire rated wall.</p> <p>Infor□All demising walls must be structurally independent, per 302.2.6 ***Exception exempts structural independence if townhomes are sprinklered to NPFA 13 D or P2904.</p> <p>Infor.□Structural independence is defined as 706.2, per IBC, per testing of NFPA 22. The wall must be through the foundation, with a footing, through the roof deck.</p> <p>Infor.□A PUD should be considered if the buildings are too close to the property line.</p>	
13	1	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
8	1	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	