

**Merged Document Report****Application No.: PL8882**

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| Description : |      |
| Address :     |      |
| Record Type : | PLAT |

**Submission Documents:**

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| <b>Document Filename</b>                   |
| PL.002 FINAL PLAT - REVISED - 10-25-25.pdf |

**Comment Author Contact Information:**

| <b>Author Name</b> | <b>Author Email</b>        | <b>Author Phone No.:</b> |
|--------------------|----------------------------|--------------------------|
| Alex Harmon        | alexh2@corpuschristitx.gov | 361-826-1102             |
| Mark Zans          | markz2@corpuschristitx.gov | 361-826-3553             |

**General Comments**

| <b>Comment ID</b> | <b>Author : Department</b> | <b>Status</b> | <b>Review Comments</b>                                                                                                                                                                                                                                                                                                                                        | <b>Applicant Response Comments</b> |
|-------------------|----------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 12                | Alex Harmon : DS           | Closed        | Improvements Required for Recordation, per UDC 8.1.4.<br>A. Streets: No<br>Sidewalks: No<br>B. Water: Yes<br>Fire hydrants: Yes<br>C. Wastewater: No<br>D. Stormwater: No<br>E. Public open space: No<br>F. Permanent monument markers: No<br><br>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 |
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| 8          | P001           | Note            | Mark Zans : LD      | Closed | Change all year references to year 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |
| 9          | P001           | Note            | Mark Zans : LD      | Closed | Change Chairman to Chairperson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |
| 10         | P001           | Note            | Mark Zans : LD      | Closed | <p>Fire comments: Informational only</p> <p>1PlatNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2Plat"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3Plat507.5.1 (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.</p> <p>4Infor.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. Note: Hose lay from a hydrant will not cross an arterial street. In this instance Yorktown is an arterial road and fire hydrants across the street are not accessible for the Fire Dept.</p> <p>5Infor.The construction of cell towers usually allows for a small attached building with alternate power source (generator) Fire Department approval required for the fuel tank. Fire would require a water source as stated above and a means to access the small building. The points below describe an approved method of accessibility to this location.</p> <p>6Infor.D102.1 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>7Infor.503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less</p> |                             |

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|            |                |                 |                     |        | <p>than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>8 Infor. 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>9 Infor. 503.2.5 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>10 Plat Commercial development of the property will require further Development Services review.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |
| 13         | P001           | Note            | Mark Zans : LD      | Closed | <p>Traffic comments:</p> <p>Please see below the Traffic / ROW comments for the above subject project(s).</p> <p>Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>The developer / applicant can reach out to rowmanagement@cctexas.com 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.</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>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).</p> <p>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.</p> <p>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. 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.)</p> <p>Public improvement plans shall include all signage and pavement markings needed for traffic</p> |                             |

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|            |                |                 |                     |        | <p>operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>□□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>□□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>□□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.</p> <p>o□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.</p> <p>o□Older streets (Any street &gt; 6 years or PCI &lt; 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> |                             |