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## **Merged Document Report**

**Application No.: PL8882** 

Description :	
Address :	
Record Type :	PLAT

## **Submission Documents:**

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PL.002 FINAL PLAT - REVISED - 10-25-25.pdf

## **Comment Author Contact Information:**

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## **General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: Yes Fire hydrants: Yes 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   Page Reference   Annotation   Author : Department   Status   Review Comments   Ap	pplicant Response Comments
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	
Note Mark Zans : LD Closed Fire comments: Informational only 11PlatINote: All code reference is based on currently adopted international Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 21PlatIT/Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 31PlatISID57.5.1 (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 hydrant shall be provided with approved on-site hydrant shall be provided with approved on-site hydrant available of claribution of hose to any portion of well and the standard of the standards of	

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					than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.  8 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-desac.  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.  10 Plat Commercial development of the property will require further Development Services review.	
13	P001	Note	Mark Zans : LD	Closed	Traffic comments: Please see below the Traffic / ROW comments for the above subject project(s). □□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) o□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. o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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). □□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. □□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.) □□Public improvement plans shall include all signage and pavement markings needed for traffic	

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					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	
					□□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)	
					□□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).	
					□□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.	
					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.	
					ollOlder 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).	