



Merged Document Report

Application No.: PL8457

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
240713-PLAT PLAT (6).pdf
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Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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Alex Harmon	AlexH2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
19	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4:</p> <ul style="list-style-type: none"> A. Streets: Yes Sidewalks: Yes B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No <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
17	P001	Callout	Alex Harmon : DS	Closed	Fix spelling of Calculated	
18	P001	Note	Alex Harmon : DS	Closed	There are two RRC pipelines running parallel along Flour Bluff Drive through Lot 5A show lines on utility plan and, if existing, identify any associated easements on the plat.	
20	P001	Note	Alex Harmon : DS	Closed	Place plat note (not just on SWQMP, on plat as well) that any increase to stormwater runoff flow rates, including during site development, shall be mitigated to comply with UDC 8.2.A, 8.2.8.B., and IDM 3.05	
24	P001	Note	Mark Zans : LD	Open	Traffic comments - Conditional 1. Per discussion, provide letter of understanding between property owner of this property and property owner of the property to the south that the northernmost driveway to the south is to be relocated to be at this property with the Flour Bluff Drive city project and that there will be an access easement on this property such that the owner to the south can use the relocated driveway as well. 2.Please provide UTP amendment request.	
1	P001	Note	Mark Zans : LD	Closed	AEP Trans comment: Depict and label 30' utility easement for overhead wires and provide centerline on plat. Provide volume and page number on the plat for easement.	
3	P001	Callout	Mark Zans : LD	Closed	Change chairman name to Michael York	
4	P001	Callout	Mark Zans : LD	Closed	Change year reference to 2022.	
5	P001	Note	Mark Zans : LD	Closed	: Plat is a (Non-public notice) PC plat.	
6	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 10/2/24.The deadline for revisions to be submitted is 9/23/24.	
7	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
8	P001	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	P001	Note	Mark Zans : LD	Closed	Provide half street ROW and full width ROW for Sea Oak Dr.	
10	P001	Note	Mark Zans : LD	Closed	Provide Y.R. of 20' for Lot 5B along Sea Oak Dr.	

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12	P001	Note	Mark Zans : LD	Closed	Verify gas pipeline along F.B. Rd. frontage. please depict the 30' U/E from across Sea Oak Dr. along F.B. Rd properties to Division Rd.	
13	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 1-10</p> <p>1 infor Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 infor "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 infor If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>4 Note A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5 infor 507.5.1 (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>6 infor 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>7 infor 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are</p>	

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					<p>brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>8 Infor. IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.</p> <p>9 infor 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>10 infor 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>	
14	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 11-21</p> <p>11 infor 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>12 Note An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>13 infor 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>14 infor D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p>	

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					<p>15 infor 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>16 Plat "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>17 infor 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>18 infor 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>19 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>20 Plat 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>21 Note Development of the property will require further Development Services review.</p>	
21	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments</p> <p>1 Plat A cross access easement will be required along Flour Bluff Rd. Lot 5A for access to lot 5B. No access from Lot 5B to Flour Bluff Dr. is allowed due to driveway spacing. Minimum driveway spacing</p>	

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					<p>per UDC Table 7.1.7.A requires 150' on Flour Bluff. The cross-access easement will provide access from existing driveway on Flour Bluff Rd.</p> <p>2 Plat Division Road is currently on the urban transportation plan as an A2. In order for this site not to dedicate ROW for 50' to the centerline, we highly recommend a UTP amendment to reclassify Division Road from an A2 to be a local street. (UDC Table 8.2.1.C)</p> <p>3 Informational Driveway access for Lot 5B is not allowed onto Sea Oak Drive as Sea Oak Drive is a local street. "Industrial driveways are not allowed on residential street classifications." (UDC Table 7.1.7.A, Note 5b)</p> <p>4 Informational Division Road is an A2 with a PCI of 56 from Flour Bluff Drive to the dead end. Flour Bluff Drive is an A1 with a PCI of 91 from Sea Oak to Division. Sea Oak is a local street with a PCI of 75 from Flour Bluff to Sky Crest.</p> <p>5 Informational Per City of Corpus Christi Code of Ordinances Section 49-2, a ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>6 Informational For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>7 Informational Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> <p>8 Informational Driveways - Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p>	