



Merged Document Report

Application No.: PL9105

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL9105 Prelim Plat Revised 3-17-26.pdf

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[**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
4	P001	Note	Bria Whitmire : DS	Closed	PL8889 Master Prelim PC approved 3.4. PI9138 is in second review cycle. Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes	

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					B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (Lucio Ramos) • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.	
8	P001	Note	Mina Trinidad : DS	Closed	Please add the following plat notes: 1. Public residential rights-of-way, including any corridors identified on the City's Roadway Master Plan, may not be gated or otherwise subject to controlled access. 2. Within Phase II, lots fronting the "C3" Collector Street shall be limited to a single driveway per lot, and all driveways shall be constructed in an offset pattern.	

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9	P001	Note	Mina Trinidad : DS	Closed	Update 03/26/26: Plat closes within acceptable engineering standards. GIS: (Ziba A.) Some segments are missing distances, and there are inconsistencies across different pages where the same side shows different bearings or distances. Please ask the applicant to clarify these so I can finish the review.	
10	P001	Note	Mina Trinidad : DS	Closed	CCW (Fatima C.) Water Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
14	P001	Note	Mina Trinidad : DS	Closed		
15	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 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.	

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					<p>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>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. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>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>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> <p>Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 3. The minimum 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 and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p>	
16	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Chief Juan Perez) 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. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly</p>	

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					<p>careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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>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>D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. <p>D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>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>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>-Development of the property will require further Development Services review.</p>	

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					-Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
18	P001	Note	Melanie Barrera : DS	Closed	a No Rise Certificate is required prior to discharge to floodways	
19	P001	Note	Melanie Barrera : DS	Closed	informational: refer to Sec. 14-554 of the Code of Ordinances for regulations related to AO flood zones	
20	P001	Note	Melanie Barrera : DS	Closed	PWSW: stormwater infrastructure to be reviewed for compliance with IDM, UDC, etc compliance requirements during Pls	
21	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: PLAT – ROADWAY MASTER PLAN • The proposed plat does impact the existing Transportation Master Plan. o The plat did provide adequate ROW dedication as required per the RMP.</p> <p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA: • Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • 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). 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</p>	

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					<p>Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <ul style="list-style-type: none"> 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>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below:</p> <ul style="list-style-type: none"> • The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o Right of Way Utility and Leasing Information System 	
29	P001	Note	Bria Whitmire : FD	Closed	Unclear if streets are public or private. If modifying to public, PIs will need to be resubmitted along with a geotech report and joint plan. Final plat and PIs need to match on ROWs and callouts of private vs public.	
13	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - If street is private it must adhere to UDC 8.2.1.J Standards	

Preliminary Plat for SUNSET RIDGE ESTATES UNIT 1

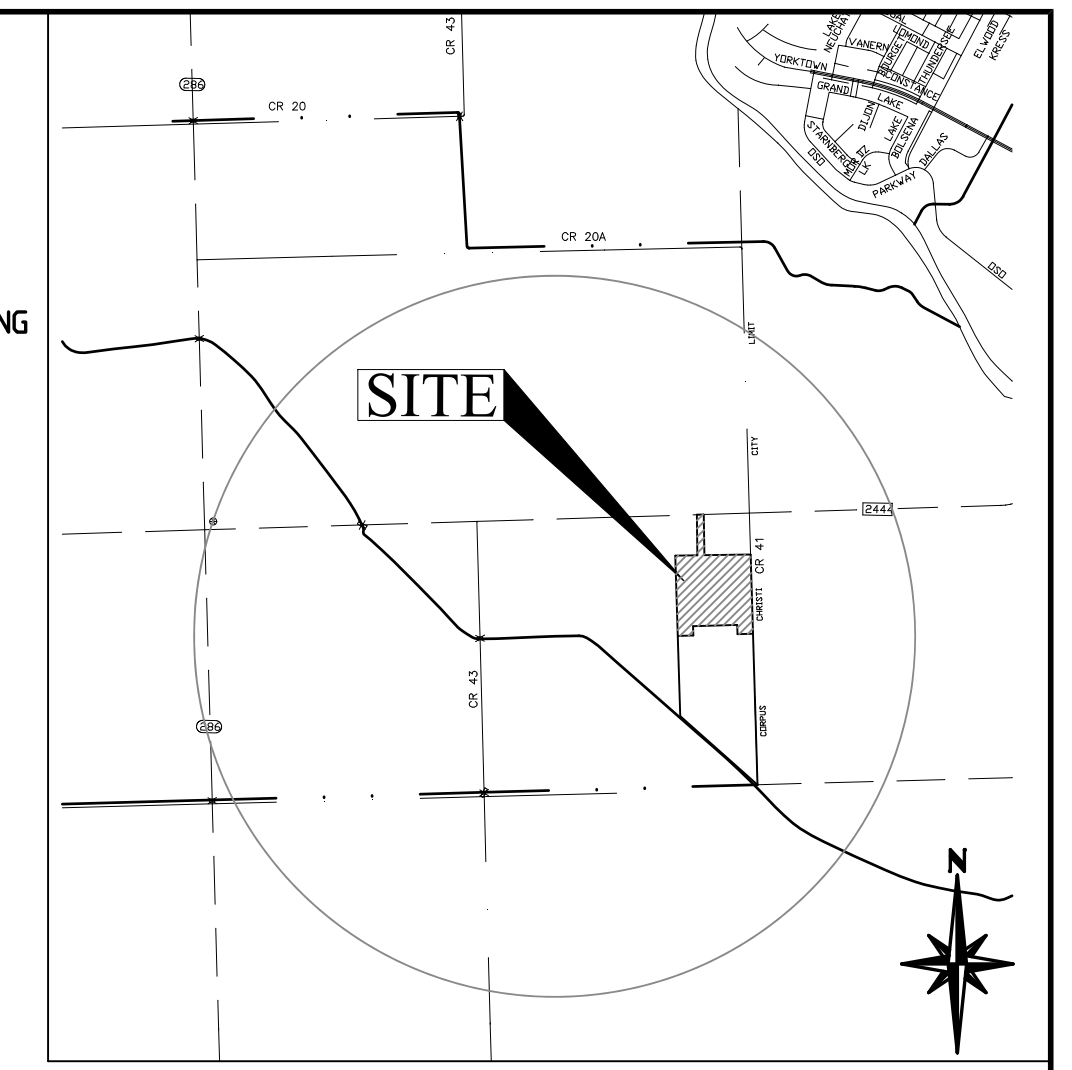
BEING A TOTAL OF 53.183 ACRES OUT OF A
109.109 ACRE TRACT, SOUTH 1/2
OF SECTION 30 AND NORTH 1/2 OF SECTION 33
LAURELES FARM TRACTS AS DESCRIBED IN
DOC. # 2022031868 OF THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY, TEXAS

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

OWNER:
Z.B.K., LLC
31 E BAR LE DOC DR.
CORPUS CHRISTI, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
CORPUS CHRISTI, TX 78413

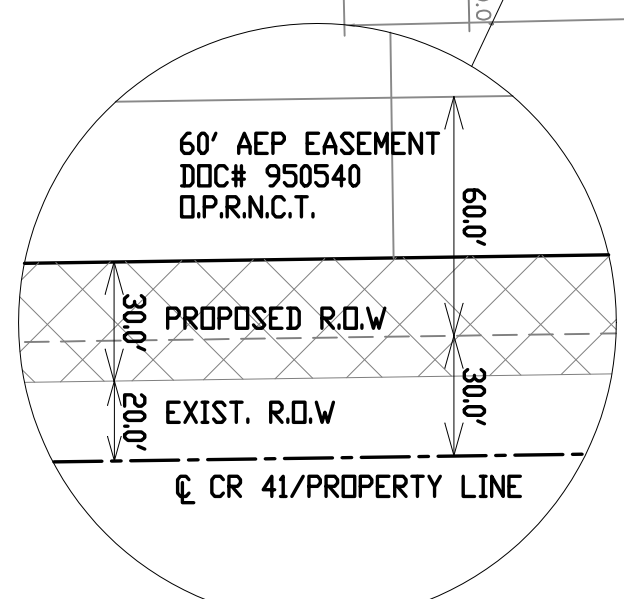
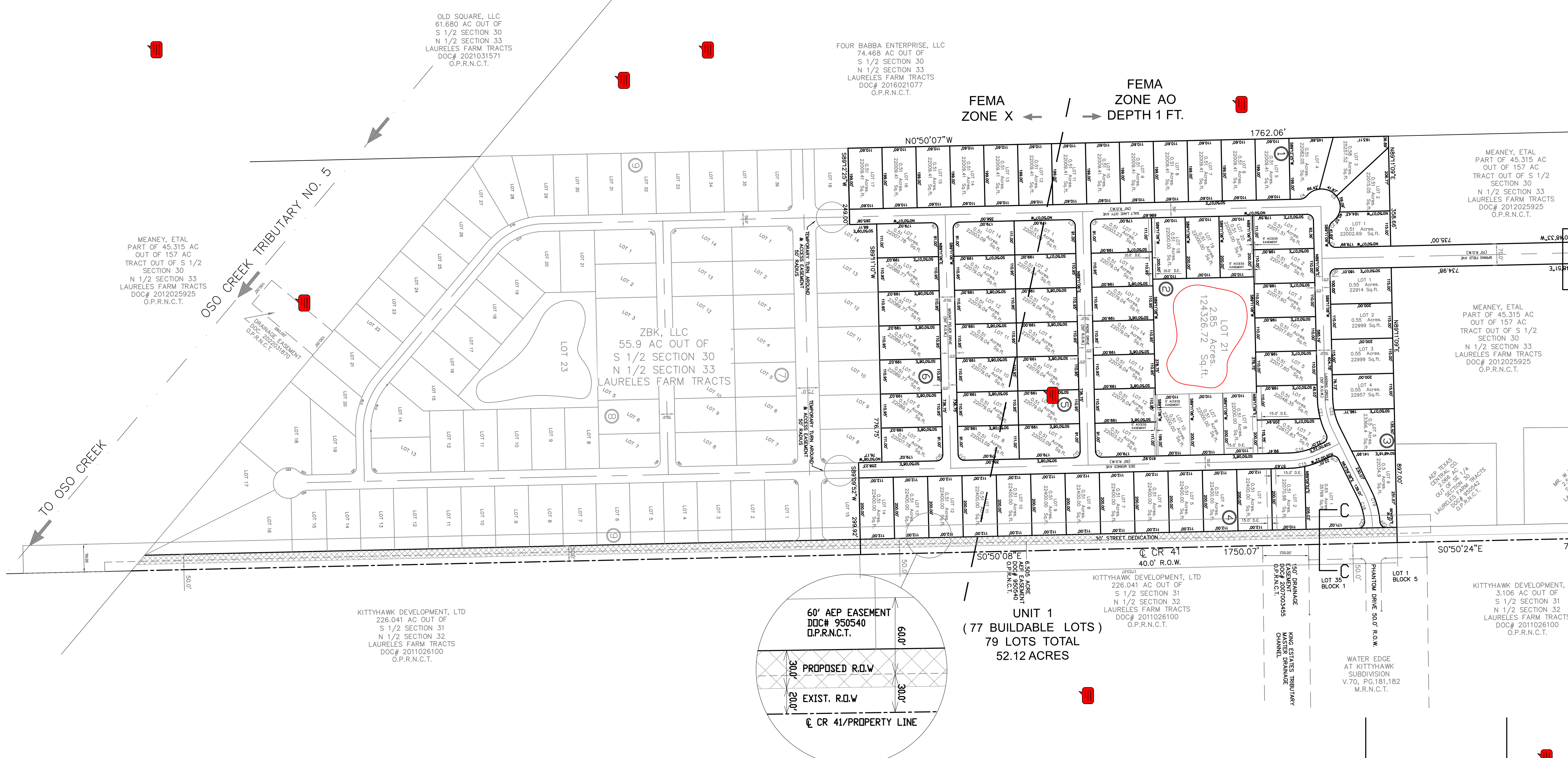
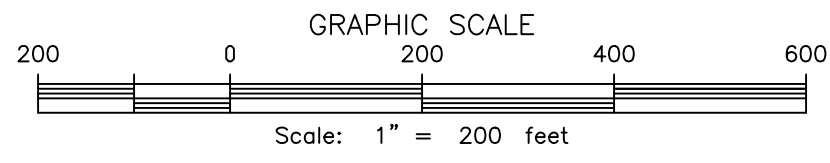
SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
CORPUS CHRISTI, TX 78412



VICINITY MAP SCALE: N.T.S.

- PLAT BOUNDARY
 - - - ROAD CENTER LINE
 - - - ADJACENT LOT LINE
 - - - YARD REQUIREMENT
 - - - EASEMENT
- D.R.N.C.T. - DEED RECORDS OF NUECES COUNTY TEXAS
 - M.R.N.C.T. - MAP RECORDS OF NUECES COUNTY TEXAS
 - O.R.N.C.T. - OFFICIAL RECORDS OF NUECES COUNTY TEXAS
 - Y.R. - YARD REQUIREMENT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - E.E. - ELECTRICAL EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.60'	20.00'	N44°10'31"W	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'49"	30.19'	20.00'	S44°05'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C11	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C12	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C13	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C14	18°53'56"	74.22'	225.00'	N101°07'05"W	73.88'
C15	18°53'56"	90.71'	275.00'	N101°07'05"W	90.30'
C16	89°33'36"	46.89'	30.00'	S25°02'45"W	42.26'
C17	90°26'24"	47.35'	30.00'	N64°57'15"W	42.59'
C18	19°21'37"	76.03'	225.00'	S79°30'21"W	75.67'
C19	19°21'37"	92.92'	275.00'	S79°30'21"W	92.48'
C20	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C21	19°21'34"	92.92'	275.00'	N79°30'20"E	92.48'
C22	19°21'34"	76.02'	225.00'	N79°30'21"E	75.66'
C23	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C24	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'



UNIT 1
(77 BUILDABLE LOTS)
79 LOTS TOTAL
52.12 ACRES

- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 53.183 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL AND OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355C0520G, DATED OCTOBER 13, 2022, THE NORTHERNMOST 37 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AO WITH A DEPTH OF 1 FOOT. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - CONSTRUCTION OF ALL NEW RESIDENTIAL AND NONRESIDENTIAL STRUCTURES WITHIN THE LIMITS OF UNIT 1 OF THE SUNSET RIDGE ESTATES SUBDIVISION SHALL MEET THE REQUIREMENTS OF SECTION 14-554 OF THE CITY OF CORPUS CHRISTI CODE OF ORDINANCES.
 - YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (ACUZ).
 - THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED WITHIN THE CORPUS CHRISTI CITY LIMITS AND IS ZONED FOR SINGLE FAMILY RESIDENTIAL USE UNDER THE RS-22 ZONING DISTRICT.
 - THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-22 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
 - PUBLIC RESIDENTIAL RIGHTS-OF-WAY, INCLUDING ANY CORRIDORS IDENTIFIED ON THE CITY'S ROADWAY MASTER PLAN, MAY NOT BE GATED OR OTHERWISE SUBJECT TO CONTROLLED ACCESS.

- GENERAL NOTES CONT.:**
- THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER DOC SECTION 3.7.
 - LOT 21, BLOCK 2 IS TO BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - LOT 6, BLOCK 3 IS TO BE DEDICATED AS A COMMON AREA TO BE MAINTAINED BY THE H.O.A.
 - DIRECT ACCESS TO C.R. 41 FROM LOT 6, BLOCK 3 AND LOTS 1-14, BLOCK 4 SHALL BE PROHIBITED.
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE WESTERN HALF OF THE FUTURE A2 ARTERIAL STREET (CR 41/OLEAD ROAD) RIGHT OF WAY ADJACENT TO THE SUNSET RIDGE ESTATES SUBDIVISION WILL BE THE RESPONSIBILITY OF THE SUNSET RIDGE ESTATES HOME OWNERS ASSOCIATION OR THEIR HEIRS OR ASSIGNS.
 - WITHIN PHASE II, LOTS FRONTING THE C3 COLLECTOR STREET RIGHT OF WAY SHALL BE LIMITED TO A SINGLE DRIVEWAY ENTRANCE PER LOT AND, ALL DRIVEWAYS SHALL BE CONSTRUCTED IN AN OFFSET PATTERN FROM THOSE ON THE OPPOSITE SIDE OF THE STREET.
- MUNICIPAL WATER UTILITY SERVICE NOTES:**
- PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (PUC #10554).
 - THE PROPERTY IS CURRENTLY LOCATED WITHIN THE CITY OF CORPUS CHRISTI CITY LIMITS.
 - PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
 - ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY.
- MUNICIPAL WASTEWATER UTILITY SERVICE NOTES:**
- ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.

