



### **Merged Document Report**

### **Application No.: PL9153**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
210174- OSO RANCH UNIT 1B Final Plat.pdf

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**General Comments**

**Corrections in the following table need to be applied before a permit can be issued**

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
11	P001	Note	Bria Whitmire : DS	Closed	PI8688 Released for Construction 7.15.2025  Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes Lighting Plan: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes	

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					D. Stormwater: Yes 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.	
3	P001	Note	Mark Zans : LD	Closed	GIS comment: After reviewing the documents for the properties at 2449 Flour Bluff Drive, the provided plat does not show the property outlines with specific distances and bearings. Could you please provide a plat that includes these technical details so I can complete the closure check?	
4	P001	Note	Mark Zans : LD	Closed	Update FEMA floodplain information to data dated October 13, 2022.	
5	P001	Note	Mark Zans : LD	Closed	Update DSD Engineer credentials.	
6	P001	Note	Mark Zans : LD	Closed	Change Michael Miller to Cynithia Salazar-Garza  Change title to Chair	
7	P001	Note	Mark Zans : LD	Closed	Change Al Raymond to Michael Dice  Change title to Interim Asst. City Manager.	
10	P001	Note	Mark Zans : LD	Closed	GIS comment: After reviewing the documents for the properties at 2449 Flour Bluff Drive, the provided plat does not show the property outlines with specific distances and bearings. Could you please provide a plat that includes these technical details so I can complete the closure check?	
12	P001	Note	Mark Zans : LD	Closed	Fire comments; Informational only. All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards  Plat: - Water Distribution Standards: Fire flow for residential areas require 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.  -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	

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					<p>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>-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>-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>-503.2.5 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>Information/Note:</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>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.</li> <li>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.</li> </ol> <p>Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 28 ft.  Curb to curb: 36 ft. 8 in.  Wall to wall: 45 ft.</p> <p>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 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>	

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20	P001	Note	Mark Zans : LD	Closed	Water comments: <ul style="list-style-type: none"> <li>Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).</li> </ul>	
21	P001	Note	Mark Zans : LD	Closed	Wastewater comments: <ul style="list-style-type: none"> <li>Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</li> </ul>	
22	P001	Note	Mark Zans : LD	Closed	Park Development Fee: 86 lots x 462.50 = \$39,775.00	
23	P001	Note	Mark Zans : LD	Closed	Stormwater comment: Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8. Note on private facilities: If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	
24	P001	Note	Mark Zans : LD	Closed	Traffic comments: PLAT - ROADWAY MASTER PLAN <ul style="list-style-type: none"> <li>The Proposed plat impacts and / or alters the existing Transportation Master Plan.</li> <li>Plat denied - the plat must conform to the Transportation Master Plan.</li> <li>Option 1 <ul style="list-style-type: none"> <li>Submit plat adhering to the Transportation Master Plan showing required ROW dedications</li> </ul> </li> <li>Option 2 <ul style="list-style-type: none"> <li>Applicant request Amendment to Transportation Master Plan</li> <li>Planning Commission support required</li> <li>Ultimate decision-making body: City Council</li> <li>Platting / Public Improvement process stops until amendment process is complete.</li> <li>Amendment process can take approximately 60 or more days depending on complexity.</li> </ul> </li> </ul> To meet option 1 confirm that intent of Soothing Street will meet connectivity in the south and north direction and John Oliver Drive will meet connectivity in the east and west direction.	

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					<p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> <li>•□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li> <li>•□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).</li> <li>o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> <li>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.</li> <li>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).</li> <li>•□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 or any work within utility easements.</li> <li>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.)</li> </ul>	
29	P001	Note	Mark Zans : LD	Closed	<p>GIS updated comment: still unable to complete the closure check because the property boundaries are not clearly defined. To proceed, I need the plat to explicitly show the distances and bearings for each segment of the boundary.</p> <p>Without these technical labels on the lines, I cannot determine the exact boundary for the GIS check. Please provide a version that includes this data.</p>	
8	P002	Note	Mark Zans : LD	Closed	<p>Park Development Fee: 86 lots x 462.50 = \$39,775.00</p>	
9	P003	Note	Mark Zans : LD	Closed	<p>Please provide the street name for this road segment.</p>	
25	P001	Note	Justin Phung : STREET	Closed	<p>PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted.</p>	

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13	P002	Note	Justin Phung : STREET	Closed	PW STR: Will street typical sections match what was provided for the preliminary plat for this subdivision?	
14	P002	Note	Justin Phung : STREET	Closed	PW STR: For PI - The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please provide geotech report.  4/15/2026 Due to PW STR not receiving PI plans, we would like to review the PI plan and geotech report to ensure the typical section proposed is in compliance. In addition, please refer to Table 6.3.5E to validate if geogrid is necessary here.	
15	P002	Note	Justin Phung : STREET	Closed	PW STR: For PI - Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
16	P002	Note	Justin Phung : STREET	Closed	PW STR: For PI - Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
17	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
18	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
19	P002	Note	Justin Phung : STREET	Closed	PW STR: Will intersection corners have a radii or will they be flared?	
26	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Construct phasing such that the surface layer of asphalt is the last activity to be completed.	
27	P002	Note	Justin Phung : STREET	Closed	PW STR: PW Streets never received the PI construction plans. Can we get confirmation that the informational comments regarding the typical section have been included and reflected in the typical sections? Can we also review the PI plans to ensure?  5/11/2026 Underseal will be placed on streets that haven't been fully constructed.	