



Merged Document Report

Application No.: PL8519

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Responses to comments.pdf
Updated SWQMP 12-5.pdf
Updated Utility Plan 12-2.pdf
Update Plat 12-3.pdf

Comment Author Contact Information:

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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
21	Plat1	Note	Justin Phung : Default	Closed	PW STR: Informational: Based on the Corpus Christi GIS Viewer, Airport Rd (FM 665 between Baldwin Blvd and Morgan Ave) is TxDOT jurisdiction. Please coordinate with TxDOT.	
22	Plat1	Note	Justin Phung : Default	Closed	PW STR: Informational: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
15	Plat1	Note	Bria Whitmire : DS	Closed	<p>Sidewalks are required per UDC 8.2.2.A.1.a: Within industrial subdivisions, sidewalks having a width of not less than 4 feet and thickness of not less than 4 inches shall be required only on streets that meet any of the following conditions:</p> <ul style="list-style-type: none"> i. Streets that are in the Urban Transportation Plan as arterials or collectors; ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors; or iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions. <p>Per UTP, Baldwin is an A1 and Airport is a C1, Beacon is a through-street connecting to existing streets, and sidewalk presently exists along Baldwin to the east and Airport to the north and south.</p>	
16	Plat1	Note	Bria Whitmire : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>Streets: No</p> <p>Sidewalks: Yes, see separate more detailed note, may be deferred to site development</p> <p>ADA Master Plan: no</p> <p>Bicycle Mobility Plan: yes, may be deferred to site development</p> <p>Water: No</p> <p>Fire Hydrants: As needed upon site development for Fire Code</p> <p>Wastewater: Yes, depending on site development</p> <p>Stormwater: As needed upon site development to assure post-development flow does not exceed pre-development flows</p> <p>Public Open Space: No</p> <p>Permanent Monument Markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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20	Plat1	Note	Alex Harmon : DS	Closed	Add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
24	Plat1	Note	Mark Zans : DS	Closed	Label 20 Y.R. in Lot 5	
1	Plat1	Callout	Mark Zans : LD	Closed	Please check acreage being platted.	
2	Plat1	Callout	Mark Zans : LD	Closed	Please check acreage for plat.	
4	Plat1	Note	Mark Zans : LD	Closed	ROW comment: Baldwin Blvd. is a A-1 on the UTP and is to be 95 feet wide. A ROW dedication of 7.5 feet is needed.	
5	Plat1	Note	Mark Zans : LD	Closed	What is happening with the easement across the middle of the property.?	
7	Plat1	Note	Mark Zans : LD	Closed	Add block number 1	
8	Plat1	Note	Mark Zans : LD	Closed		
9	Plat1	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 12/11/2024. The deadline for revisions to be submitted is 12/2/2024.	
10	Plat1	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
11	Plat1	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.	
13	Plat1	Note	Mark Zans : LD	Closed	Fire comments: 1 Info Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Info "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3 Info 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. 4 Info A water flow survey should be conducted to	

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					<p>determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5 Info 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 Info 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 Plat Lot 5 has the potential to build a structure too far from the hydrant on Airport Road. Ensure the 300 ft. distance is maintained or a hydrant will be required.</p> <p>8 Info 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 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>9 Info 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 Info D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter</p>	

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					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.	
14	Plat1	Note	Mark Zans : LD	Closed	<p>fire comments: 11-21</p> <p>11 Info 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 info An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>13 Plat 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 Plat 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>15 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</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 info 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 Info 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</p>	

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					<p>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 Info Commercial and or light industrial development of the property will require further Development Services review.</p>	
23	Plat1	Note	Mark Zans : LD	Closed	<p>traffic comment: Need to provide such that there is 47.5' of ROW to the CL on the applicant's side of Baldwin Blvd, which is an A1 per the UTP and requires 95' of total ROW per UDC Table 8.2.1.C.</p>	
18	Model	Note	Mark Zans : LD	Closed	<p>Stormwater comment: Plat confirms increased run off for proposed plat but show no means of mitigation. States to be done at site development. Please provide mitigation and proposed calculations before approval of plat.</p>	
25	utility1	Note	John Gonzales : WW	Closed	<p>Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	