



Merged Document Report

Application No.: PL9167

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

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Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

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
26	P001	Note	Bria Whitmire : ENG	Closed	<p>Since other departments have already provided comments, I will refrain from adding duplicate feedback. I am disapproving due to the issues noted. Pls have been submitted and are currently under review (PI9161).</p> <p>Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes</p>	

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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.	
3	P001	Callout	Mark Zans : LD	Closed	Remove prelim plat statement	
4	P001	Callout	Mark Zans : LD	Closed	Remove prelim plat statement.	
5	P001	Note	Mark Zans : LD	Closed	Informational comment only: 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.	
6	P001	Note	Mark Zans : LD	Closed	TxDOT comments: informational only: 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). <ul style="list-style-type: none"> • 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. 	
7	P001	Note	Mark Zans : LD	Closed	Center the site within the location map area.	
19	P001	Note	Mark Zans : LD	Closed	Since other departments have already provided comments, I will refrain from adding duplicate feedback. I am disapproving due to the issues noted. Pls have been submitted and are	

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					<p>currently under review (PI9161).</p> <p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: yes Sidewalks: yes 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</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
20	P001	Note	Mark Zans : LD	Closed		
23	P001	Note	Mark Zans : LD	Closed	Please place a note on the plat that lots that are not residential use be maintained by the HOA.	
24	P001	Note	Mark Zans : LD	Closed	<p>Park development fee: 24 units x 462.50 = \$11,100.00</p> <p>Fees are applied as the designated project scope indicates 27 Lots, 24 of which are indicated for proposed dwelling units to be constructed. As such fees are applied. If this number changes please contact in order to update fees accordingly as necessary.</p>	
25	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: Informational only</p> <p>PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT – COMMENT:</p> <p>(CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> •□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 	

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					<p>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).</p> <ul style="list-style-type: none"> •□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. 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.) (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: •□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 	
27	P001	Note	Mark Zans : LD	Closed	<p>Fire comments Plat: Land Subdivision 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. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way</p>	

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					<p>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:</p> <ol style="list-style-type: none"> 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>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>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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8	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).</p> <p>5/12/26: PW STR: We will defer to DSD for this. We would like to review the Public Improvement Plans to further validate typical sections for construction.</p>	
9	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.</p> <p>5/12/26: PW STR: We will defer to DSD for this. We would like to review the Public Improvement Plans to further validate typical sections for construction.</p>	
10	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: For typical street section details, please denote planned street classification per UDC 8.2.1.B standards</p>	
11	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: 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 refer to IDM when constructing pavement section and provide geotech report for confirmation.</p>	
12	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.</p>	
13	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per City of Corpus Christi Curb, Gutter and Sidewalk Standard Details, a minimum 1/2" HMAC over the lip of curb and gutter is required.</p>	
14	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.</p>	
15	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.</p>	
16	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.</p>	
17	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Informational - Based on the Corpus Christi GIS Viewer, SH361 is TxDOT jurisdiction. Please coordinate with TxDOT.</p>	

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18	P001	Note	Caleb Wong : 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	
28	P001	Note	Caleb Wong : STREET	Closed	PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted.	