



**Merged Document Report**

**Application No.: PL8229**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves - PRELIM _02.21.2024 (4).pdf
Crosstown Coves 2nd Move up Ph I Plat_02.22.2024.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
34	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 &5	
35	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	
38	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	

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39	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

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1	2ndMoveUp	Note	Mark Zans : DS	Open	Hatch area to be dedicated for ROW and provide square footage of the area.	
2	2ndMoveUp	Note	Mark Zans : DS	Open	Label easement areas as to type and width.	
3	2ndMoveUp	Note	Mark Zans : DS	Open	Place square footage of lots below the lot number.	
4	2ndMoveUp	Note	Mark Zans : DS	Open	Provide street names for the plat. Street names shall match those that are shown on the preliminary plat.	
5	2ndMoveUp	Note	Mark Zans : DS	Open	Provide block numbers for the plat.	
6	2ndMoveUp	Note	Mark Zans : DS	Open	Label adjacent properties with the plat phase if appropriate.	
7	2ndMoveUp	Note	Mark Zans : DS	Open	Label common area with usage.	
8	2ndMoveUp	Note	Mark Zans : DS	Open	Increase size of font to make street names readable.	
9	2ndMoveUp	Callout	Mark Zans : DS	Open	Mak this sheet 2 of 2	
10	2ndMoveUp	Note	Mark Zans : DS	Open	Remove the legal description from the plat. is not needed.	
11	2ndMoveUp	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
12	2ndMoveUp	Callout	Mark Zans : DS	Open	Change subdivision plat to Final Plat of Crosstown Coves	
13	2ndMoveUp	Callout	Mark Zans : DS	Open	Change phase name to something that makes sense.	
15	2ndMoveUp	Note	Mark Zans : DS	Open	Hatch area to be dedicated for ROW and provide square footage of the area.	
27	2ndMoveUp	Note	Mark Zans : DS	Open	TxDot comments- <input type="checkbox"/> No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. <input type="checkbox"/> TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing,	

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					<p>materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020).</p> <p>□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
28	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Fire comments - 1-7</p> <p>1□Infor:□Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2□Utility□Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3□Infor:□503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4□Infor:□IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>5□Infor:□Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6□Infor.□"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>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>	

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					<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 and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "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, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
29	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Fire comments 8 -14</p> <p>8 Infor, To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96 minimum.)</p> <p>9 Infor, Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10 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>11 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>12 Infor. As the new subdivision develops, streets that terminate in a dead-end are to be provided</p>	

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					<p>with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor. There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: 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>	
30	2ndMoveUp	Note	Mark Zans : DS	Open	Park Dev. Fee: 31 lots x 462.50 = \$14,337.50	
32	2ndMoveUp	Note	Mark Zans : DS	Open	Please provide a addressed plat with addresses for each lot. Do not address the small common areas unless their is a building planned for the lot. ( i.e. Clubhouse,, HOA office)	
33	2ndMoveUp	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
36	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Traffic comments 1-10</p> <p>1 Informational: Developer to confirm Right-of-way dedication capaliites with gulfway shopping center</p> <p>2 Informational: recommended to have one or two pedestrian access easements going to the gulfway shopping center.</p> <p>3 Plat Lack of Public Infrastructure Plans present difficulty to justify variable right-of-way widths interanal to the subdivision.</p> <p>4 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>5 Plat Curvilinear nature of Roadway layout may require lighting above and beyond the minimum 500 ft spacing</p> <p>6 Informational: Per urban trasnportation masterplan CR22 is Nueces County Right of Way. Developer to coordinate access to CR22 with</p>	

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					<p>Nueces County</p> <p>7□Informational:□Per the Urban Transportation Masterplan, CR22 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR22 will need to be dedicated to the City Per UDC 8.2.1</p> <p>8□Plat□Proximity to commercial property of Gulfway Shopping center may limit access availaibility to near by lots</p> <p>9□Informational:□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> <p>10□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
37	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Traffic comments 11-19</p> <p>11□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>12□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>13□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City s Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but</p>	

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					<p>constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>14□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>15□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>16□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>17□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>18□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>19□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
40	2ndMoveUp	Note	Mark Zans : DS	Open	<p>It is the DSD understanding that the zoning for this plat is to be RS-4.5. Front yard setback for this RS-4.5 zoning is 20'. Please depict and label the front yard setback for each lot.</p>	

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41	2ndMoveUp	Note	Mark Zans : DS	Open	GIs comments: The plat does not close within acceptable engineering standards.	
16	2ndMoveUp2	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
17	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change subdivision name to Final Plat of Crosstown coves	
18	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change pahse name to something that makes sense.	
19	2ndMoveUp2	Callout	Mark Zans : DS	Open	Add Phase name to Crosstown Coves	
20	2ndMoveUp2	Note	Mark Zans : DS	Open	Change land acreage to match acreage being platted.	
21	2ndMoveUp2	Note	Mark Zans : DS	Open	Change common areas numbers to match this plat.	
24	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change year for the County Clerks Certfication.	
25	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change chairman's name to Michael Miller	
26	2ndMoveUp2	Callout	Mark Zans : DS	Open	Make this sheet 1 of 2. make sheet title page.	
31	2ndMoveUp2	Callout	Mark Zans : DS	Open	Insert phase name here	