



Merged Document Report

Application No.: PL8337

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| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| Document Filename |
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| PREL AS PREL 7-12-24.pdf |
| PREL AS SWQMP 7-1-24.pdf |
| PREL AS WTR 7-1-24.pdf |

Comment Author Contact Information:

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|--------------------|-----------------------|--------------------------|
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| Mark Orozco | markor@cctexas.com | 361-826-3921 |
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General Comments

| Comment ID | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|-----------------------|--------|---|-----------------------------|
| 13 | Melanie Barrera : DS | Closed | <p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: yes Sidewalks: yes, per 8.2.2</p> <p>B. Water: yes Fire hydrants: yes</p> <p>C. Wastewater: no, nearest connection is more than 1000ft away</p> <p>D. Stormwater: yes (or shown to be mitigated at PI's site development)</p> <p>E. Public open space: no</p> <p>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> | |
| 14 | Melanie Barrera : DS | Closed | submit PI plans with/prior to final plat | |
| 16 | Andrea Fernandez : DS | Closed | Planning: Plat is a Non-public notice PC plat | |
| 17 | Andrea Fernandez : DS | Closed | <p>Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/10 PC. The deadline for revisions to be submitted in good order is 7/1.</p> <p>UPDATED: Extension requested, 8/7 PC.</p> | |
| 18 | Andrea Fernandez : DS | Closed | Planning comment: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet. | |
| 19 | Andrea Fernandez : DS | Closed | <p>Planning comment:</p> <p>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.</p> | |
| 20 | Andrea Fernandez : DS | Closed | <p>Planning:</p> <p>Please follow preliminary plat template concerning proper format and title. Found at https://www.cctexas.com/sites/default/files/PLAT-Preliminary-Plat-Template.pdf.</p> | |
| 23 | Andrea Fernandez : DS | Open | <p>Planning:</p> <p>Property will need to be rezoned to anticipated zoning districts before approval of Final plat. Conditional pending approval by City Council for the Rezoning</p> | |
| 29 | Melanie Barrera : DS | Closed | further drainage review to occur at final plat/PI's for compliance with UDC and IDM. | |
| 30 | Melanie Barrera : DS | Closed | 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. | |

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| 34 | Melanie Barrera : DS | Closed | <p>revised per Bria Whitmire, Eng 5: Approval of a preliminary plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.</p> <p>original comment: Approval of preliminary/final plat does not approve the layout of public utilities without approved Public Improvement/construction plans</p> | |

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

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|------------|----------------|-----------------|-----------------------|--------|--|-----------------------------|
| 1 | plat | Note | Andrea Fernandez : DS | Closed | <p>Note: Fire comments have been separated based on use (comm and resi)</p> <p>Commerical fire comments 1-10:</p> <p>1PlatNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2Plat"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3Plat507.5.1 (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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>4Plat507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>5Plat912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest</p> | |

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| | | | | | <p>fire hydrant connected to an approved water</p> <p>6Plat503.1.1 (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.</p> <p>7Plat3310.1 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>8PlatD102.1 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>9Plat503.1.1 (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>10Plat503.2.1 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> | |
| 2 | plat | Note | Andrea Fernandez : DS | Closed | <p>Commercial fire comments 11-17:</p> <p>11PlatD103.1 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>12Infor."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</p> | |

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| | | | | | <p>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> <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>13 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."</p> <p>14 Plat 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>15 Plat 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>16 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>17 Plat Commercial development of the property will require further Development Services review.</p> | |
| 3 | plat | Note | Andrea Fernandez : DS | Closed | <p>Residential fire comments 1-6:</p> <p>1 Plat Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3 Plat 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</p> | |

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| | | | | | <p>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>4PlatD102.1 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>5Plat503.1.1 (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>6PlatNote: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> | |
| 4 | plat | Note | Andrea Fernandez : DS | Closed | <p>Residential fire comments 7-14:</p> <p>7Plat503.2.1 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>8PlatD103.1 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>9Infor.1Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2Where 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> <p>3The 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>10Infor.Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in.</p> | |

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| | | | | | <p>Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>11Plat503.4 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>12Plat503.3 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>13Plat503.2.5 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>14PlatTable D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> | |
| 7 | plat | Note | Andrea Fernandez : DS | Closed | <p>TxDOT comment: Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <p>□□No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. □□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, 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). □□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> | |

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| | | | | | <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> | |
| 8 | plat | Note | Andrea Fernandez : DS | Closed | <p>Traffic comments 1-3: 1□Plat□Add right of way dimensions for Peak Street 2□Plat□Add note that 'Residential lots shall not be granted access to County Road 43' 3□Plat□County Rd 43 is designated as n A-2 in the transportation plan. In as much a dedication of 50-feet from centerline is required.</p> | |
| 9 | plat | Note | Andrea Fernandez : DS | Closed | <p>Traffic comments 4-16: 4□Informational:□A TIA may be required at a later date pending more detail on Commercial lot use. If a TIA is required development as a whole will need to be studied. 5□Informational:□FM 2444 (Staples St is TxDOT Jurisdiction. Any driveways will be permitted 6□Informational:□All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 7□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) 8□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 9□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</p> | |

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| | | | | | <p>Article 8.2.1.J. Private Streets)</p> <p>10□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>11□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>12□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>13□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>14□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>15□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>16□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> | |

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| 10 | plat | Note | Andrea Fernandez : DS | Closed | AEP Distribution: No comment | |
| 11 | plat | Note | Melanie Barrera : DS | Closed | update 8/5/2024: not needed, nearest ww connection is 1000 ft away. submit wastewater waiver for septic use with/prior to final plat | |
| 12 | plat | Note | Andrea Fernandez : DS | Closed | CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route. | |
| 21 | plat | Note | Andrea Fernandez : DS | Closed | Planning: Plat title and legal description should be at top of page per prelim plat template | |
| 22 | plat | Note | Andrea Fernandez : DS | Closed | Planning: in plat note #4, October is misspelled. | |
| 24 | plat | Note | Andrea Fernandez : DS | Closed | Planning: For unit 3, change 40' YR to BL or correct YR to reflect RS-22 zoning standards per UDC 4.3.3. | |
| 25 | plat | Note | Andrea Fernandez : DS | Closed | Planning: on CR-43, verify distance of CL will be 50' after dedication to accommodate 100' ROW | |
| 26 | plat | Note | Andrea Fernandez : DS | Closed | Parks: No comments Park Development Fee "Fee in Lieu of Land" Dwelling Units: 18 Fee: \$462.0 Total Due: \$8,325.00 | |
| 27 | plat | Note | Andrea Fernandez : DS | Closed | Planning: Provide deed referenced in legal description | |
| 28 | plat | Note | Mark Orozco : DS | Closed | Planning: Provide street cross sections on plat. Street Section deviates from Standard and requires a Waiver for acceptance. | |
| 31 | plat | Note | Melanie Barrera : DS | Closed | any work done in the ROW will require a separate permit from ROWmanagement@cctexas.com. you can refer to driveway design standards in UDC 7.1.7 | |
| 33 | plat | Note | Melanie Barrera : DS | Closed | 7/3/2024: not addressed, however, can be corrected at final plat. should say shaded as this is different from the unshaded Zone X correct plat note 4, property is in flood zone X (shaded) Also verify lot 1 is not in AE | |
| 37 | plat | Note | Andrea Fernandez : DS | Closed | Planning: Will development be phased? If so provide phasing. | |

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| 38 | plat | Note | Andrea Fernandez : DS | Closed | Planning: Provide street width for Peak St. on plat face. | |
| 40 | plat | Note | Andrea Fernandez : DS | Closed | Planning:Cul-de-sac shall abide by UDC 8.2.1.G.1: A cul-de-sac shall have a minimum 50-foot radius of pavement surface to the back of the curb and a 59-foot radius to the back edge of the right of way provided that, the radius to the back edge of the right of way can be reduced to 56 feet if the sidewalk is tied to the curb. RS-22 requires sidewalks. UPDATED 7/26 NOT ADDRESSED: Sidewalk not tied, therefore updated cul-de-sac to 59' UPDATED 7/30: After phone call with Mark O and developer, tied sidewalk confirmed | |
| 32 | swqmp | Note | Mark Orozco : DS | Closed | what classification is Peak St.? sidewalks or a sidewalk waiver are required. For Sidewalk Waiver provide application found on DS website. Submit Waiver applications with Plat revision to provide ample time for Memo and Presentation to Planning Commission. Waiver application fees apply to each Waiver requested. | |
| 35 | utility | Note | Melanie Barrera : DS | Closed | Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) | |
| 36 | utility | Note | Melanie Barrera : DS | Closed | how will lots 19-22 have fire protection? label any existing/proposed hydrants | |
| 5 | utility | Note | Mikail Williams : WTR | Closed | Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). | |
| 6 | utility | Note | John Gonzales : WW | Closed | Wastewater construction is required per 8.2.7, or an approved waiver for wastewater construction and approval from cc health department is needed for lots to use a septic system | |