



Merged Document Report

Application No.: PL8579

Description :	
Address :	13001 HEARN CORPUS CHRISTI TX 78410
Record Type :	PLAT

Submission Documents:

Document Filename
241205-PLAT.pdf
241205-PLAT (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
14	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2</p> <p>B. Water: No Fire hydrants: No</p> <p>C. Wastewater: No D. Stormwater: No</p> <p>E. Public open space: No 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>	

[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
13	P001	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.	
1	P001	Note	Mark Zans : LD	Closed	Place a block number on the plat.	
2	P001	Note	Mark Zans : LD	Closed	Dimension half street width.	
3	P001	Note	Mark Zans : LD	Closed	Show 15' U/E along the front of this lot only.	
4	P001	Callout	Mark Zans : LD	Closed	Change to Michael Dice Secretary	
5	P001	Note	Mark Zans : LD	Closed	This plat is a public notice final plat and will need PC approval.	
6	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 2/5/2025 The deadline for revisions to be submitted is 2/27/2025 Use Plat Deadline schedule and verify if application is requesting 60 -day review. This comment is updated every time a 30 day extension is requested.	
7	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
8	P001	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.	
11	P001	Note	Mark Zans : LD	Closed	Fire comments- 1 Infor Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2 Infor 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3 Plat Hearn is an existing City Street and meets current city UDC requirements.	
12	P001	Note	Mark Zans : LD	Closed	Parks comments: Park fee: 462.50 x 7 lots = \$3,237.50	