



Merged Document Report

Application No.: PL8659

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Final Plat (2).pdf
Merged Documents Report (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Caleb Wong	calebw@cctexas.com	361-826-3392
John Gonzales	JGonzalez@cctexas.com	

[**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
1	P001	Note	Mark Zans : DS	Closed	Pls Required (extend water along HWY 44 for connectivity to not cutoff 8602. Assuming ww will be septic – over ½ acre and connectivity is over 2,000 LF away so won't need a waiver.). Pls will be required to be submitted prior to final plat PC approval.	
7	P001	Note	Bria Whitmire : ENG	Closed	Per UDC 8.1.5, Provide public utility easement and extend water along HWY 44 for connectivity to adjacent property to the west.	
8	P001	Note	Bria Whitmire : ENG	Closed	Provide signature stamp for Nueces County Health Department for approval of septic system.	
9	P001	Note	Bria Whitmire : ENG	Closed	Update 5/27/2025 PI8732 submitted and under review. Improvements Required for Recordation, per UDC 8.1.4: A. Streets: no Sidewalks: no B. Water: yes Fire hydrants: yes C. Wastewater: no (septic) D. Stormwater: no E. Public open space: no F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P001	Note	Mark Zans : LD	Closed	Remove red text from plat.	
4	P001	Note	Mark Zans : LD	Closed	Provide 20' Y.R. along all roadway frontage.	
5	P001	Note	Mark Zans : LD	Closed	Fire comments: This stage of the review is to subdivide the land. At this point, there is no statement regarding the use of the land. Any development of the land will require further review by Fire	
6	P001	Note	Mark Zans : LD	Closed	NCAD comment: Add wife's name as per deed recorded number document # 2023035092. Wife's name being Kelly Leinneweber.	
11	P001	Note	Mark Zans : LD	Closed	Plat is a Final plat.	
12	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/28/25 The deadline for revisions to be submitted is 5/19/25	
13	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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
14	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.	
15	P001	Note	Mark Zans : LD	Closed	Correct plat title to read Leinneweber Tracts Block1 Lots 1 and 2	
16	P001	Note	Mark Zans : LD	Closed	Include wife's name on the notary certficate	
10	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational: Based on the Corpus Christi GIS Viewer, abutting roads shown on the this plat are TxDOT jurisdiction. Please coordinate with TxDOT.	
17	P001	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
18	P001	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.	