



Merged Document Report

Application No.: PL8069

Description :	Lindale Park Section 2 Block 23 Lot 17R
Address :	645 Sorrell St. Corpus Christi TX 78404 Location: South of Sorrell St & North of Swantner Dr
Record Type :	Replat of 0.20 acres Penn-Tex Properties, LLC (Jacquelyn Ashely Thaxton)

Texas Geo Tech Land Surveying Inc.

Submission Documents:

Document Filename
UPDATED 230921-PLAT PLAT.pdf
230921-UTILITY-PLAN PLAT.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mari Jimenez	Marij@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Manhole: no Stormwater: no Sidewalks: no Streets: no Should a plat require any public or private improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Mari Jimenez : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
16	Mari Jimenez : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

[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	Andrea Fernandez : DS	Closed	Fire Comments: 1. Infor: Fire hydrants within acceptable distance. Streets are existing. Fire has no further comments.	
2	P001	Note	Andrea Fernandez : DS	Closed	NAS Comment: No comment from NAS Corpus Christi	
3	P001	Note	Andrea Fernandez : DS	Closed	CCRTA Comment: This replat is not located along an existing or foreseeably planned CCRTA service route.	
4	P001	Note	Andrea Fernandez : DS	Closed	AEP Transmission: No comment	
5	P001	Note	Andrea Fernandez : DS	Closed	Traffic Comments: 1. Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 2. Infor: 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) 3. Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
6	P001	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No Comment	
7	P001	Note	Andrea Fernandez : DS	Closed	Parks: No comments	
11	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Correct south surrounding lots if lot 16 not included in replat. REVISED FOR CLARITY: Neighboring southwest lot should be remainder lot 17	
14	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Change x's to blanks for date on land surveyor signature block. NOT ADDRESSED REVISED FOR CLARITY: Change date to blanks.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Replat includes some of lot 16 though it is not included in the legal description or deed. Confirm if included or not REVISED FOR CLARITY: Replat should be a portion of lot 17 and a portion of lot 18.	
18	P001	Note	Andrea Fernandez : DS	Closed	GIS Comments: 1 Plat: Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure) 2 Plat: Check discrepancy between total acreage in general notes (0.21 Acres) and total acreage on plat (0.20 Acres) 3 Plat: All blocks are to be labeled on the plat area, preferably using a circled number. 4 Plat: Check the Legal description for Lot and surrounding Lots	
19	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Change to PC approval signature block. Mike Miller as chairman, Al Raymond as Secretary	
20	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Correct total acreage (See GIS comment 2)	
23	P001	Note	Andrea Fernandez : DS	Closed	Planning comment: Subtitle plat description should say a portion of lot 17 and a portion of lot 18.	