



## **Merged Document Report**

**Application No.: PL8690**

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

### Submission Documents:

| Document Filename         |
|---------------------------|
| Updated Plat Pg.2 7-1.pdf |
| Updated Plat Pg.1 7-1.pdf |

### Comment Author Contact Information:

| Author Name      | Author Email          | Author Phone No.: |
|------------------|-----------------------|-------------------|
| Marcos Castaneda | marcosc@cctexas.com   | -                 |
| Mark Zans        | markz2@cctexas.com    | 361-826-3553      |
| Alex Harmon      | AlexH2@cctexas.com    | 361-826-1102      |
| John Gonzales    | JGonzalez@cctexas.com | -                 |

### General Comments

| Comment ID | Author : Department | Status | Review Comments  | Applicant Response Comments |
|------------|---------------------|--------|--|-----------------------------|
| 13         | Alex Harmon : DS    | Closed | <p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No<br/>Sidewalks: No<br/>B. Water: No<br/>Fire hydrants: No<br/>C. Wastewater: Yes<br/>D. Stormwater: No<br/>E. Public open space: No<br/>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 |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| 2          | P001           | Note            | Mark Zans : LD      | Closed | Change Al Raymond name to Michael Dice  |                             |
| 3          | P001           | Note            | Mark Zans : LD      | Closed | Change all year references to 2025.   |                             |
| 4          | P001           | Note            | Mark Zans : LD      | Closed | Plat is a replat.   |                             |
| 5          | P001           | Note            | Mark Zans : LD      | Closed | This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by ##/## (date). The deadline for revisions to be submitted is ##/## (date).  |                             |
| 6          | 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.  |                             |
| 7          | 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.  |                             |
| 10         | P001           | Note            | Mark Zans : LD      | Closed | Public Improvement Plans must be submitted prior to plat approval.  |                             |
| 14         | P001           | Note            | Mark Zans : LD      | Closed | Park fee: 7 new lots x 462.50 = \$3,237.50  |                             |
| 18         | P001           | Note            | Mark Zans : LD      | Closed | <p>Fire comments:</p> <p>Purpose of Plat is to create lots to sell. If construction of single family homes takes place, the fire hydrants are within acceptable distance and the roads are existing. If multiunit construction is proposed, further review will be required. Fire has no further comments at this time.</p> |                             |

| Comment ID | Page Reference | Annotation Type | Author : Department       | Status | Review Comments   | Applicant Response Comments |
|------------|----------------|-----------------|---------------------------|--------|---|-----------------------------|
| 17         | P001           | Note            | Marcos Castaneda : STREET | Closed | Residential: Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8. |                             |
| 15         | P001           | Note            | John Gonzales : WW        | Closed | Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.   |                             |
| 16         | P001           | Note            | John Gonzales : WW        | Closed | Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).  |                             |