



Merged Document Report

Application No.: PL9117

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT-Brooklyn Addn, Blk G, Lot 14R (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[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	There are still plat documents needed for the completeness check. Please provide a copy of the latest deed showing the owner of the property. Application states Tinta Negra LLC and the plat shows Kenneth Berry / Beacon International.	

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2	P001	Note	Mark Zans : DS	Closed	Be advised that there times when a 30-day review process is not enough time for comments and responses to be process. If comments are left unaddressed then the plat can be taken to Planning Commission with a recommendation of denial. In order to avoid this, please send a e-mail stating that the application can be modified to a 60 day review time.	
4	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No 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.	
5	P001	Note	Bria Whitmire : DS	Closed	Update 1.28.26: Plat still not showing portion of property extending to the southeast which includes a structures with utilities. Indicate this to assure private utility easements are appropriately placed on the plat. Show remaining 50' x 72' of Brooklyn Blk 4265 Lot 2 as neighboring lot and provide private utility easements and access easements to assure this remaining portion is not cut off.	
3	P001	Note	Mark Zans : LD	Closed	NCAD comment; Be advised that lot 2 and lots 4,6, and 8 according to NCAD are under different ownership. Tinta Negra owns lots 4 thru 8 and Channel Investments owns lot 2. All lots must be under one ownership to proceed with plat review.	
6	P001	Note	Mark Zans : LD	Closed	Change chairman name to Cynithia Salazar- Garza Change Chairman to Chairperson	
7	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director	
8	P001	Note	Mark Zans : LD	Closed	Remove elevation /contour lines from plat.	
9	P001	Note	Mark Zans : LD	Closed	Remove old plat information. Add square footage of lot being platted.	
10	P001	Note	Mark Zans : LD	Closed	Remove the name of the company (Beacon International) in the ownership certification. Name should reflect ownership shown on deed.	
11	P001	Note	Mark Zans : LD	Closed	Change lot to 14R	
12	P001	Note	Mark Zans : LD	Closed	change lot number to 14R	

