



Merged Document Report

Application No.: PL9201

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Replat of Century Subdivision (25.0133).pdf

Comment Author Contact Information:

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[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
7	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: yes, PI9100 RFC 2.16.26 (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes, PI9100 RFC 2.16.26 (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes, PI9100 RC 2.16.26 (EACH	

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					lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
6	P001	Note	Mark Zans : LD	Closed	Please provide a Peak Hour Trip (PHT) form for review.	
8	P001	Note	Mark Zans : LD	Closed	Water/ Sewer comment: This plat application indicates the partial abandonment of existing water and wastewater easements that currently contain active underground utilities. Please clarify the applicant's intended approach for these utilities. Will the existing lines be rerouted into the proposed easements, and will the portions located within the easements planned for abandonment be taken out of service?	
9	P001	Note	Mark Zans : LD	Closed	Stormwater comments: • 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. Current documents do not confirm Post Flows compared to Pre Flows • 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.	
10	P001	Note	Mark Zans : LD	Closed	Updated comment 5/14/2026: Please submit a updated version of the plat which shows the new easements as stated in the response to previous comments.	