



Merged Document Report

Application No.: PL9101

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 3-4.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	Plat1	Note	Bria Whitmire : ENG	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.	
2	Plat1	Note	Bria Whitmire : ENG	Closed	Confirm existing structure meets building code requirements to be sold as individual units, such as full height fire wall, so this does not create a non-conforming structure. Reference 2021 International Residential Code (IRC) Section R302.	
3	Plat1	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director	
4	Plat1	Callout	Mark Zans : LD	Closed	Change to 30' Y.R.	
5	Plat1	Callout	Mark Zans : LD	Closed	Change to 30' Y.R.	
6	Plat1	Note	Mark Zans : LD	Closed	Add as note #7. Any construction or remodel of the duplex will trigger Fire Code and Building code as per IBC 706.5,2021 and 703.2.2 for fire rated walls.	
7	Plat1	Note	Mark Zans : LD	Closed	Fire comments: Fire Department would like to offer the following comments for the above platting 1)☐Just ensure the Fire Hydrant located 250 feet away is in operating condition. 2)☐The existing house may have to meet the additional requirement of the Development services (like Building and zoning Code compliance.) 3)☐Fire Department has no further requirements at this point.	