



## **Merged Document Report**

### **Application No.: PL8609**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Utility Plan Updated 2-26.pdf
Updated Plat 3-3.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
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
11	Alex Harmon : DS	Open	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: May be needed at site development C. Wastewater: Yes D. Stormwater: No E. Public open space: No 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
12	P001	Note	Alex Harmon : DS	Open	<p>3/4/25 UPDATE: Provide recorded doc # for offsite U.E. extension and obtain encroachment agreement for wastewater service connection.</p> <p>Show how property will connect to sewer system and provide public improvement plans. If site is currently on septic system provide signature block for health department on plat.</p>	
1	P001	Note	Mark Zans : LD	Closed	Place block number in lot.	
2	P001	Note	Mark Zans : LD	Closed	<p>Fire com1 Plat Review based upon construction of a single family home.</p> <p>2 Infor. Fire Hydrant is within acceptable distance.</p> <p>3 Infor. A struture exists on the property that is approximately 218 feet from the Perdue.</p> <p>4 Infor. There is a potential that the residence could be constructed with an exceptionally long drive-way. It is imperative that a fire apparatus be able to reach a home with fire attack lines of 150 ft. in length. The comments below are cited only as a precaution that the drive to the home is within acceptable limits.</p> <p>5 Infor. The rear portion of the home should not be more than 150 ft. from a paved surface capable of meeting the following requirements:</p> <p>6 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet,</p> <p>7 Infor. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department</p>	

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					apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 8 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. ments-	
3	P001	Note	Mark Zans : LD	Closed	Plat is a Final plat.	
4	P001	Note	Mark Zans : LD	Closed	Plat is a Public notice PC plat).	
5	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/5/25). The deadline for revisions to be submitted is 2/24/25.	
6	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		
14	P001	Note	Mark Zans : LD	Closed	Park comments-Inofrmational only 1 Residential unit x 462.50 = Park fee: \$462.50	
7	P001	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
13	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.	