

PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final. All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission. Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 18PL1058

BRIDGEPOINT LANDING BLOCK 1, LOT 5R AND LOT 6R (REPLAT – 15.46 ACRES)

Located South of SPID (SH 358) and east of Lexington Drive

Zoned: Currently CG-2 and proposed to be rezoned to CG-2/SP

Owner: May Dev, LP

Engineer: J. Schwarz & Associates, Inc.

The applicant proposes to plat the property to adjust the common lot line.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Comment acknowledged.	
2.	Plat 1	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	The rights of way widths are shown on Lexington and SPID. No change was made.	
3.	Plat 1	The drainage ditch at the south portion of plat is called the Williams 3754 Drainage ROW and is found on panel G17 of the City of Corpus Christi's Storm Water Master Plan Draft. The total required drainage width is 50 feet to be shown as a separate area from Block 1, Lot 6R. Label as Drainage Easement and Right of Way.	This is an amending plat. The previously platted easements and rights of way will remain unchanged on this plat. No change was made	

4.	Plat	Provide the following note on the plat and accurately label the drainage ditch: The developer/owner will grant and convey, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement and Right of Way, labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	This is an amending plat. The previously platted easements and rights of way will remain unchanged on this plat. No change was made.	
5.	Plat	Remove the minor plat designation from the plat, this is a Final Re-Plat, correct and revise.	The minor plat designation was changed to amending plat.	
6.	Plat	The legal description is incomplete and incorrect, additionally, V118/P220 is not part of the M.R.N.C.T., correct to V68/P219-220 and V64/P119.	Description was corrected.	
7.	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T., correct and revise.	Comment acknowledged.	
8.	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T., correct and revise.	Comment acknowledged.	
9.	Plat	Remove the subdivision name from the platted lots.	Subdivision names were removed from Lots 5r and 6r.	
10.	Plat	Label the complete and correct legal description of the adjacent properties.	Adjacent properties match previously recorded platted information.	
11.	Plat	The sectional 40' street at the plats south	No change made to the amending plat.	

		boundary is a proposed C3 75' Right of Way (Williams Drive) requiring additional street dedication (35') at the southeast corner of plat and south of Drainage Easement/Right of Way.		
12.	Plat	Provide the referenced document dedicating the 50 foot wide street reserve south of the plat.	No change made to the amending plat.	

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Correct the Development Services Engineer certificate to William J. Green, P.E	Name changed.	
2.	Plat	Remove the Director of Development Services certificate from plat.	Certificate Removed.	
3.	Plat	Change Planning Commission Secretary from William J. Green to Nina Nixon-Mendez, F.A.I.C.P. as Secretary on the Planning Commission certificate	Correction made.	
4.	Plat	Continue the 10' UE along Lexington Drive to South Padre Island Drive for Lot 5R	This is an amending plat. The previously platted easements and rights of way will remain unchanged on this plat.	
5.	Plat	Provide a Legend on the plat to indicate acronyms on plat.	This is an amending plat. The previously platted easements and rights of way will remain unchanged on this plat.	
6.	Plat	Provide a 15' UE along South Padre Island Drive	Added to plat.	
7.	Plat	Missing UE label on Block 1, Lot 3	Added to plat.	
8.	Plat	Possible other owners for May Development, LP. Provide Secretary of State updated filing or latest minutes to corporation meeting listing owners. No filed documentation tying GP May Dev, LLC (2 members) to May Development, LP.	The property is owned by May Dev, LP. GP May Dev., LLC is the general partner of May Dev., LP. Alex May is the president of GP May Dev., LLC and provided authorization forms in application on file.	
9.	Plat	Add the following "Found Monument" standard note to the plat: Found 5/8 inch	Not all rods found have plastic caps. This note is not necessary. No changes	

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		iron rods with (color) plastic caps stamped "xxxx xxxx" at all lot corners except where noted.	will be made to the amending plat.	
10.	Plat	Verify that the easement from the Lift Station maintains a 15' UE.	This is an amending plat. The previously platted easements remain unchanged on this plat.	
11.	Plat	On Plat: Provide elevation contours or spot elevations for areas within Floodplain A or B.	Elevation information is found on the SWQMP. No data was added to amending plat.	

ENGINEERING			
Public Improvements Required?	☒ Yes ☐ No		
☒ Water	☐ Wastewater	☒ Stormwater	☒ Streets
☒ Fire Hydrant(s)	☐ Manhole(s)		☒ Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Public improvements are required along Lexington ROW (Fire Hydrants) and Williams Drive ROW (Water and Fire Hydrants).	The submittal is an amending plat, see letter from attorney regarding exactions.	
2.	Plat	Review Metes & Bounds description of existing drainage ditch residing in Lot 5R (south end) – provide label.	The submittal is an amending plat, see letter from attorney regarding exactions.	
3.	Plat	Provide Storm Water easement that properly delineates the prescriptive natural water course per City of CC Municode-Chapter 14 Article V –Channel 24 Drainage Ditch (Regulatory Floodway).	The submittal is an amending plat, existing easements on the platted lots remain unchanged from previously recorded plats.	
5.	Plat	Williams Drive ROW delineation and dedication per City UTP required along with street construction.	The submittal is an amending plat, see letter from attorney regarding exactions.	

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment	Comment acknowledged.	

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Plat note 1 should indicate the regulatory floodway. The floodway should also be delineated. Additionally, the preliminary maps should be indicated in a plat note and also delineated to include the floodway.	This is an amending plat. The Flood data is verbatim from the existing plats on file. No additional data will be provided with this amending plat.	

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Informational Note: Per IFC 2015 Section 507.5.1, as amended by Municipal Code Section 18-1(b)(25), Where a portion of the facility or building constructed or moved into or within the jurisdiction is more 300 ft. from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided. The location and number shall be designated by the fire code official, minimum arrangement being so that available hydrant distance on site does not exceed 300 feet between hydrants (hose length).	This is an amending plat. No improvements are being requested with this document.	

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	Comment acknowledged.	

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Add the following standard "Public Open Space" standard note: "If any lot is	This note is already on the amending plat - #6.	

		developed with residential uses, compliance with the open space regulation will be required during the building permit phase."		
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REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This replat is located along but not immediately adjacent to any bus stops served by bus Routes 63 or 65 and should not adversely impact CCRTA bus route services.	Comment acknowledged.	

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat & SWQMP	Drainage ditch will need to handle the extra capacity from any addition impervious surfaces.	This is an amending plat. No improvements are being requested with this document.	

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat & SWQMP	Drainage ditch will need to handle the extra capacity from any addition impervious surfaces.	This is an amending plat. No improvements are being requested with this document.	

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	Comment acknowledged.	

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	Comment acknowledged.	

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	Comment acknowledged.	

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	Comment acknowledged.	

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only. These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval. Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.	Comment acknowledged.	

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	SWMP	Correct Label; confirm delineation of drainage way; confirm TxDOT conveyance to SH 358; provide pre and post development 5, 25 and 100-year storm event.	This is an amending plat. No changes to the existing platted lots are being proposed. No additional drainage calculations will be provided outside of those on the SWQMP.	
2.	UDC 8.5.	Water Distribution System and Wastewater System acreage/lot fees previously paid.	Comment acknowledged.	