

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: 17PL1123

GEO J. MERRIMAN SUBDIVISION, BLOCK 6, LOTS 1-B & 4-B (REPLAT – 2.17 ACRES)

Located east of Weber Road between Delphine Street and South Padre Island Drive.

Applicant: Weber Dorado Partners, LLC
Engineer: Munoz Engineering

The applicant proposes to replat the property in order to obtain a building permit for a retail center.

GIS

1. The plat closes within acceptable engineering standards.
2. Label the right of way width and centerline dimension of S. Padre Island Dr. at a given point and include the note, the right of way varies.

Response: Plat Revised

LAND DEVELOPMENT

1. Change the corner radius at Delphine Street and Weber Road from 10.00' to 15.00'.
Response: Plat Revised
2. Revise General Note 1 to include street dedication.
Response: Plat Revised
3. Add a note to the plat: "No private driveway access onto Delphine Street."
Response: Plat Revised
4. If applicable, show and label lien holder certificate block.
Response: Not Applicable
5. Remove General Note 3 referencing the zoning district.
Response: Plat Revised
6. As shown on Volume 57, Page 6, delineate the entire right-of-way width and half-distance to the centerline for South Padre Island Drive.
Response: Plat Revised
7. Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan.
Response: Plat Revised
8. Show and label on the plat the recorded document number for all easement closures or label it to be vacated via separate instrument.
Response: Plat Revised
9. Water Distribution System acreage fee – 2.17 acres x \$1,439.00/acre = \$3,122.63
Response: Per EA meeting, no fees were anticipated to be paid since the property was platted previous and confirmed by development services thru correspondence with Andrew Dimas. Andrew Dimas is not with Land Development Section. As discuss the proposed replatted property existing meter water service is not in use. Therefore acreage

fees do apply. The existing main structure building abutting east owned by Appliance Mart (remaining portion 4-A) is not within the replatted area.

10. Wastewater System acreage fee – 2.17 acres x \$1,571.00/acre = \$3,409.07

Response: Per EA meeting, no fees were anticipated to be paid since the property was platted previous and confirmed by development services thru correspondence with Andrew Dimas. Andrew Dimas is not with Land Development Section. As discuss the proposed replatted property existing meter water service is not in use. Therefore acreage fees do apply. The existing main structure building abutting east owned by Appliance Mart (remaining portion 4-A) is not within the replatted area.

11. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Response: Agreed

ENGINEERING

1. The Long EE and the 30'X30' EE must be closed by AEP and recorded at the County; indicate the recording information on the plat or provide the recorded documents at the building stage.

Response: Plat Revised

2. Show all existing easements on the plat document, the City record is showing the north UE extends from the east to the west of the site.

Response: Plat Volume 57, Page 6 shows the 10' UE breaks and turns South and another section continues to the West just as shown on the current plat being submitted. Please provide info on plat that shows the UE continuous.

3. Provide Cross-access easement between lots and provide a shared parking agreement.

Response: Plat Revised to show Access Easement along SPID and will satisfy the need of a shared parking agreement.

4. Submit the Utility Easement Closure to the following e-mail address Jorgel@cctexas.com; indicate the recording information on the Plat document.

Response: Has been submitted to Jorge Leos on 9/22/17.

5. Public Improvement Plans and Construction and acceptance are required with the building plans. (Wastewater and two FH's)

Response: Have been submitted.

6. SWQMP Plan: Please use thick line type to show clearly the sub basins limits.

Response: Plan Revised. See attached sheet C10.01.

TRAFFIC ENGINEERING

1. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.

Response: Agreed.

2. The City's Transportation Plan designates Weber Road as A1 Arterial (95' ROW) and SH 358 (South Padre Island Drive) as F1 (400' ROW).

Response: The Urban Transportation Plan designates Weber Road, north of SPID as an A2 Arterial (100' ROW).

3. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto the SH 358 frontage road.

Response: Agreed.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. No comment.

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along and immediately adjacent to inbound stop #1040, served by bus Routes 32 & 32s. Please note that stop #1040 is located completely within the Weber Road street right-of-way. Also note that should any adjustments be required to this bus stop location and or any of the associated equipment a future meeting with CCRTA staff to discuss alterations will be warranted.

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.