

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: 18PL1087

PERRY'S ESTATES, BLOCK 1 LOTS 23 AND 24 (FINAL – 0.396 ACRES)

Located west of Waldron Road and south of Graham Road.

Zoned: RS-6

Owner: Bruce Lee Henry

Surveyor: Brister Surveying

The applicant proposes to plat property for building permit.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	No action taken	Addressed.
2.	Plat 1	Graham Rd. is a 60' C1 Collector requiring a 15' radius at the intersection of Graham Rd. and Amber Dr.	Changed from 10' to 15' radius	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	On plat title, place the Block number before the Lot number.	Changed all references with Block before Lot number	Addressed.
2.	Plat 1	Label UE on adjacent Lot 22.	Labeled 10' UE on Lot 22	Addressed.
3.	Plat 1	Correct the 24' YR to a 25' YR to meet the Zoning Development Standard. (See note below)	Changed 24' yr to 25' YR	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
3.	Plat 1	Add a plat note, "Existing structure on Lot 23 as of date of this plat is deemed legally non-conforming per UDC Section 9.4.2 regarding government acquisition of right-of-way by dedication.	Added note #8	Addressed.
4.	Plat 1	Change 10' YR along Graham Road to 10'YR/UE.	Changed 10' Y.R. to 10' Y.R./U.E.	Addressed.
5.	Plat 1	Water Distribution System acreage fee – .4 acres x \$719.00/acre = \$287.60	Will pay when final plat is submitted	Addressed.
6.	Plat 1	Wastewater System acreage fee – .4 acres x \$1,571/acre = \$628.40	Will pay when final plat is submitted	Addressed.
7.	Plat 1	Water Pro-Rata – 51.79 LF x \$10.53/LF = \$545.35	Will pay when final plat is submitted	Addressed.

ENGINEERING			
Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? Yes No List Waivers:

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Utility Easement in the rear can be reduced to 7.5 feet if the developer requests it; if not then proceed with the 10 feet.	Kept at 10' U.E.	Addressed.
2.	Plat 1	Provide a 10 feet UE along Amber Dr. because of the existing city gas line being within the property boundaries.	Added 10' U.E. along Amber Dr.	Addressed.
3.	Plat 1	Add a note in the plat private access is prohibited along Graham Rd. for Lot 24.	Added note #9	Addressed. Applicant will request an appeal to allow access to Graham Road at time of building permit.

4.	Plat 1	Sidewalk construction required under UDC Section 8.2.2.A on both frontages.	Applicant has contemplated requesting Sidewalk waiver with discussions with Senior City Planner.	Pending documents (a.Waiver letter citing the specific UDC Sections for Article 8 requested to be waived. b. Layout/Schematic/drawing of the improvement or design standard to be waived.) Addressed on 11/16/18
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TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Added note #10	Addressed.
2.		This is a corner lot. Notes should be included on the plat requiring conformance to the visibility triangle requirements of the UDC.	Added note #11	Addressed.

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Parkland Dedication Requirement and Park Development Fees apply.	Will pay when final plat is submitted	Addressed.

		<p>Parks Department will not accept land.</p> <p>The developer must provide either the Fair Market Value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the Actual Purchase Price (evidenced by a money contract or closing statement within 2 years of the application date). The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)</p>		
2.	Plat 1	<p>Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = \$1,250</p>	Will pay when final plat is submitted	Addressed.
3.	Plat 1	<p>Park Development Fee (\$200 per unit) = \$200 x 2 units = \$400.00</p>	Will pay when final plat is submitted	Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This Final plat is not located along an existing or foreseeably planned CCRTA service route.		Addressed.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 1.5 miles S of runway 35 at Truax Field. May be subject to aircraft overflight and noise.		Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 1.5 miles S of runway 35 at Truax Field. May be subject to aircraft overflight and noise.		Addressed.

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution

1.	Plat 1	No comment.	Addressed.
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AEP-DISTRIBUTION			
No.	Sheet	Comment	Staff Resolution
1.	Plat 1	No comment.	Addressed.

TXDOT			
No.	Sheet	Comment	Staff Resolution
1.	Plat 1	No comment.	Addressed.

NUECES ELECTRIC			
No.	Sheet	Comment	Staff Resolution
1.	Plat 1	No comment.	Addressed.

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

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