

Plat Review Comments
 Wednesday, June 27, 2018

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: 18PL1067

PADRE ISLAND-CORPUS CHRISTI POINT TESORO UNIT 1, BLOCK 9, LOT 17R & 18R (REPLAT - 0.364 ACRE)
 Located north of Whitecap Boulevard and west of Ducat Court.

Zoned: RS-6

Owner: James Cletus and Daphne L. Bianchi
 Engineer: Voss Engineering, Inc.

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	<i>FYI "SURVEYING" STANDARDS</i>	
2.	Plat 1	Lot 17R is a duplicate lot number. Each lot requires a unique lot number referenced to the corresponding recorded plat. Changing Lot 17R to Lot 17RR is acceptable, correct and revise.	<i>REVISED</i>	

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	As shown on abutting lots label 25' Water B.L and 15' Restrictive B.L. on the platted lots.	<i>REVISED</i>	

LAND DEVELOPMENT			Applicant Response	Staff Resolution
No.	Sheet	Comment		
2.	Plat 1	On the owner's certificate block revise the lot to match the plat.	<i>Revised 6/27/18</i>	
3.		Wastewater System acreage fee – 0.36 acres x \$1,571.00/acre = \$565.56		
4.		Wastewater Pro-Rata – 60.05 LF x \$12.18/LF = \$731.41		

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Storm Water	<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.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Public improvement for sidewalk is required along Ducat Court ROW.	<i>SUBMITTING WAIVER & IS ATTACHED</i>	
2.	Plat	Identify adjoining Intercoastal Canal.	<i>ADDED</i>	
3.	Plat	Identify Navigation Canal (Tax ID 6250000000) and Bulkhead.	<i>BOTH ALREADY ON THIS PLAT...</i>	
4.	Plat	Delineate COBRA A-13 as applicable.	<i>Total Area / N/A</i>	

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	<i>—</i>	

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	---	

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

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	---	

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		This replat is not located along an existing or foreseeably planned CCRTA service route.	<i>N/A</i>	

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	---	

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.	---	

