

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: 18PL1004

PADRE ISLAND- CC POINT TESORO UNIT 4, BLK 22, LOTS 13B & 14A (REPLAT – 0.33 ACRES)

Located south of Whitecap Boulevard and east of Dasmarinas Drive.

Applicant: Toscana Bay Custom Homes, LLC

Engineer: Brister Surveying

The applicant proposes to plat the property in divide the property into two lots for residential development.

GIS

1. Label South Padre Island Dr. on the site map. **FIXED**
2. The plat closes within acceptable engineering standards.
3. Revise the lot numbers as follows: Lot 13B is acceptable; change Lot 13C to Lot 14A. **FIXED**

LAND DEVELOPMENT

1. Informational: The property is exempt from Development fees per the agreement between the Padre Island Investment Corporation and the City of Corpus Christi.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
3. Note 2: change "PLAN" to "PLAIN" **FIXED**
4. Note 4: clarify source of 20' Y.R. (RS-6 normally has 25' Y.R.; these lots are under alternate arrangement/agreement) **20' Y.R. AS PER PLAT VOL. 68, PG. 239, M.R.N.C.T**
5. Utility Plan: adjust layering and spacing of compass bearing, lot line, and distance call-out, so that compass bearing is more legible **FIXED**

ENGINEERING

1. No comment.

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
2. Site development must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. The property is exempt from the Open Space Regulations per the agreement between the Padre Island Investment Corporation and the City of Corpus Christi.

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is not located along an existing or foreseeably planned CCRTA service route.

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.

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. Informational: The property is zoned "RS-6" Single-Family 6 District.