

February 27, 2018

Mr. Greg Collins
Development Services, City of Corpus Christi
2406 Leopard
Corpus Christi, TX 78408

Mr. Collins,

Below are our responses to the Technical Review Plat Comments we received on February 2, 2018

Project: 18PL1007

PADRE ISLAND- CC SECTION 2, BLK 76, LOTS 12A AND 14A (REPLAT – 0.67 ACRES)
Located south of Park Road 22 (SPID) and west of Aquarius Street.

Zoned: RS-6

Applicant: Edward and Laurene Raleigh
Engineer: Urban Engineering

The applicant proposes to plat the property in order to create 2 lots from 3 lots.

GIS

1. Plat closes acceptably. **Understood**
2. Show graphic scale bar on page 2 of 2. **Graphic Scale has been added**

LAND DEVELOPMENT

1. Place "Chairman" under name of Planning Commission certificate. Change credential from "PE" to "P.E." **Correction has been made**
2. Provide a YR on Lot 14A at area fronting cul de sac. **After change to setback per Note 4 below, YR is uniformly 25'**
3. Provide letter from POA to allow for rear yard to be reduced to 15 YR for the width of the previous Lot 13. **No changes have been made to the existing rear yard requirements. This is the reason we show both a 15' and 20' setback. Please compare with recorded plat.**
4. Note 5: clarify source of Y.R. for Lot 14A: alternative agreement/arrangement. (RS-6: usually 25' Front Y.R.) **30' was shown per the existing setback by plat. We have reduced the setback to 25' per this comment as current zoning allows the setback to be 25'**
5. Informational: Property exempt from Development fees due to city's agreement with PIIC. **Understood**
6. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Understood**

ENGINEERING

1. No comment. **Okay**

TRAFFIC ENGINEERING

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

FLOODPLAIN

1. No comment. **Okay**

FIRE

1. No comment. **Okay**

GAS

1. No comment. **Okay**

PARKS

1. Property exempt from Open Space Regulations due to city's agreement with PIIC. **Understood**

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

1. No comment. **Okay**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Okay**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. No comment. **Okay**

TXDOT

1. No comment. **Okay**

NUECES ELECTRIC


1. No comment. **Okay**

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. **Understood**

Thank you,

Xavier Galvan