

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: 18PL1066

SANDY CREEK TOWNHOMES (REPLAT – 8.335 ACRES)

Located south of Holly Road and east of Rodd Field Road.

Zoned: RS-TH

Owner: Palm Land Investments, Inc.

Engineer: Urban Engineering-Victoria

The applicant proposes to replat the property to construct 67 lots and 1 common area lot (for road) for multiple family residential development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Response or Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
1.	Plat 2	The plat does not close within acceptable engineering standards.	Corrected	The plat closes within acceptable engineering standards.	Addressed
2.	Plat 2	The plat title will read, Sandy Creek Townhomes, Block (list each block), Lots (list each lot).	Corrected	Block 9, Lot A is part of the re-plat and excluded in the plat title description, correct and revise.	Incorrect - Block 9, Lot A is part of the re-plat and excluded in the plat title description, correct and revise. CORRECTED Addressed
3.	Plat 2	Remove Rereplat from the plat title.	Corrected	Corrected	N/A

GIS					
No.	Sheet	Comment	Applicant Response	Staff Response or Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
4.	Plat 2	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Corrected	Corrected	N/A
5.	Plat 2	All streets shown on the plat will have a unique name with a suffix that is acceptable to the City of Corpus Christi.	Corrected. Bella Creek changed to Bella Creek Court.	Partially correct, see note #6 in GIS.	Incorrect – duplicate street names are not allowed. CORRECTED Addressed
6.	Plat 2	Duplicated street names are not acceptable, correct and revise. Sandy Creek Dr. is a duplicate street name in another platted subdivision.	Corrected Street name changed to Sandy Shores Court	Duplicated street names are not acceptable, Isabella Court and Moravian Court are now duplicate street names, correct and revise (Call to verify street names).	Incorrect - Duplicated street names are not acceptable, Isabella Court and Moravian Court are now duplicate street names, correct and revise (Call to verify street names). CORRECTED Addressed
7.	Plat 2	All blocks are to be labeled on the plat, preferably using a circled number, correct and revise.	Corrected	Corrected	N/A
8.	Plat 2	Block 5, Lot 8 is missing the word "Lot" and is labeled with an erroneous number 39, correct and revise.	Corrected	Corrected	N/A
9.	Plat 2	The utility easements do not align nor coincide with the existing plat, correct and revise. Any easement revisions are to be noted and executed in accordance with the City's codes and regulations.	Corrected See Land Development Note 14	Corrected	N/A

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Response or Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
1.	Plat 1	On the plat title "Replat" is misspelled Correct and revise.	Corrected	Complete	N/A
2.	Plat 1	On the General Notes: remove Note 1 referencing Owner/Developer. This information is typically use only on preliminary plats.	Corrected	Complete	N/A
3.	Plat 1	On the General Notes remove Note 6 referencing zoning district.	Corrected	Complete	N/A
4.	Plat 1	On the General Notes remove Note 11 referencing open space regulation.	Corrected	Complete	N/A
5	Plat 1	On the Development Services certificate block replace "Ratna Pottumuthu, P.E, LEED AP" with "William J. Green, P.E."	Corrected	Complete	N/A
6.	Plat 1	On the Planning Commission certificate block replace "Philip J. Ramirez., A.I.A., LEEP AP" with "Eric Villarreal, P.E." and "Julio Dimas, CFM Interim Secretary" with "Nina Nixon-Mendez, FAICP Secretary"	Corrected	Complete	N/A
7.	Plat 1	On the Owners certificate block revise "hereby dedicate to the use of..." and list only the dedicate use that applies to the plat.	Corrected	Complete	N/A
8.	Plat 2	On the plat title "Replat" is misspelled. Correct and Revise.	Corrected	Complete	N/A
9.	Plat 2	On the Common Area Note replace "Property Owner's	Corrected	Complete	N/A

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Response or Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
		Association” with “Home Owner’s Association”			
10.	Plat 2	On the plat change all references “Private Street: to “Private Access Easement” (UDC 8.2.1.J.2)	Corrected	Complete	N/A
11.	Plat 2	Show and label private streets as non-buildable lot (UDC 8.2.1.J.3).	Corrected	Complete	N/A
12.	Plat 2	Identify the dash lines along the rear of Block 5, Lots 11-20.	Corrected	Complete	N/A
13	Plat 2	Add a note to the plat: “No Vehicular Access onto Holly Road from Block 1 & Block 2”	Corrected	Complete	N/A
14.	Utility Plan	“Revise Utility Plan to add current building locations and other current structures, driveways, utility service connections.”	Revised	<p>Not satisfied. Utility plan needs to show:</p> <ul style="list-style-type: none"> (i) show buildings and other structure, as built, and in relation to lot lines. (ii) show open space of 30% per UDC 4.4.3.A. (iii) Update the date of revisions to any sheets, for example, Utility Plan Sheet C4 (the draft date is not 6/6/2017). <p>Prior Plat draft dated 5/23/2018 showing buildings is insufficient because (1) it is an unsigned draft Plat, and buildings and structures do not appear on plats; rather, they should be shown on a signed, stamped Utility Plan; (2) it pre-dates the actual construction of the foundations and wood framing currently in place, that need to be drawn, per Priscilla,</p>	<p>Edit the Legend, to explain that the pink line is the future planned building footprint/envelope.</p> <p>CORRECTED Addressed</p>

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No.	Sheet	Comment	Applicant Response	Staff Response or Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
				David, and Greg's email communications on 6/21/2018. Greg visited the site on 7/23/2018 and there are foundations and wood framing and roof framing on Blocks 1 and possibly 2.	
15.	Plat	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	OK		Add note to the General Notes to the plat (i) that improvements in private easements including roads and wastewater lines and facilities are maintained by the HOA and lot owners; (ii) hold harmless government entities; (iii) name of HOA; (iv) instrument number of recorded HOA documents. CORRECTED Addressed
16.	Plat	<u>Additional Comment:</u> Label the Front Y.R. and U.E. for Block 3.			Addressed
17.	Plat	<u>Additional Comment:</u> Why does the UE footage not add up to 15 feet total for Blocks 4 and 5?			Addressed

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Response or Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
18.	Plat	<p>PLAT WAIVERS:</p> <p>1) SIDEWALKS: Provide cost estimate for installation of sidewalks.</p> <p>2) ADDITIONAL PLAT WAIVER FOR STREET DESIGN STANDARDS. Private streets are required to be built to city standard same as public streets, per UDC 8.1.4.A., and 8.2.1.J.5. Build the drive aisles on the private access easements to city street standards. If you are asserting this is infeasible, then</p> <p>(i) request in writing a waiver from UDC 8.1.4.A. street construction requirement,</p> <p>(ii) cite the specific UDC section(s), (e.g., UDC 8.1.4.A, UDC 8.2.1.J.5)</p> <p>(iii) the reasons the construction is infeasible</p> <p>(iv) cost estimate for completion of the construction requirement if the waiver were denied.</p> <p>(v) Show how factors 1 through 4 in UDC 3.8.3.D are satisfied, for granting a waiver.</p> <p>(vi) Provide additional \$160 fee for this waiver request.</p>			<p>PLAT WAIVERS:</p> <p>1) SIDEWALKS: In response to Staff request on 7/30/18, applicant's agents declined to provide cost estimate for sidewalks.</p> <p>2) STREET DESIGN STANDARDS</p> <p>Plat waiver request received.</p> <p>(vi) additional \$160 plat waiver fee for waiver from street design standards is waived.</p>

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Storm Water	<input type="checkbox"/> Streets
<input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" 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	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
1.	Plat	Public infrastructure improvements required per TCEQ and City Standards.	OK. Public improvements were accepted for Sandy Creek Townhomes Block 1 Lot 1 on January 26, 2018.	Public Improvements criteria for public infrastructure has changed from drive to street construction standard with curb, gutter & sidewalk. Applicant response does not adequately address requirements. Location of utility infrastructure and taps remain in question with lot alignment and building layout. Paving plan does not align with plat in terms of width and lot configuration.	Applicant is requesting plat waiver from street standards. Addressed.

ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
2.	UDC 7.1.8	Align centerline of Block 9, Lot A Common Area private access with centerline of proposed Onyx Drive ROW intersection of proposed Sandy Creek Unit 5 Final Plat submission.	There will be no vehicular access from Sandy Creek Townhomes to proposed Sandy Creek-Unit 5 to the South. See revised plat with added note at bottom of Page 2: No Vehicular Access from Block 7, 8 and 9 onto any future roadway to the South.	Paving plan shows 20' turn arounds at north and south ends...minimum ROW pavement for residential is 28-feet back to back for pavement turn arounds as proposed.	Applicant is requesting plat waiver from street standards. Add note to the General Notes in the plat that No Vehicular Access from Block 7, 8, and 9 is allowed to any future roadway to the south. CORRECTED Addressed
3.		Additional Comment at 7/30/2018 meeting with applicant's representatives			Add fire access at southern boundary, adjacent to Unit 5 (between Block 7 and Block 8). International Fire Code, Appendix D. CORRECTED Addressed
4.		Additional Comment at 7/30/2018 meeting with applicant's representatives.			Add private water line easement for Block 4, Lots 9-16, and Block 8, Lots 6-7 for water service. Confirm all lots have water service. CORRECTED Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Response/Resolution after 7/30/2018 Meeting & 8/9/2018 Revisions
1.	Plat	Fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015	OK	Required prior to recordation. OK
2.	Plat	Per Section D102.1 Access and Loading. Fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of a fire apparatus weighting at least 75,000 lbs.	OK	Required prior to recordation. OK
3.	Informational Note:	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	The approved and built roadways will be designated as fire lanes and no parking is allowed within the fire lanes.	Add note to the General Notes in the plat that roadways will be designated and marked as fire lanes and no parking is allowed within the fire lanes. CORRECTED Addressed

GAS				
No.	Sheet	Comment.	Applicant Response	Staff Resolution
1.		Request that the west property line, south property line east and north property line be changed from 15' Y.R. to 15' Y.R./U.E. and change 10' Y.R to 10'Y.R./U.E. on Block, 4 & 5 at the rear both side.	Corrected. The UE existed on N/S/E/W property lines from other plat. The 10' UE added for Blocks 4 & 5.	Addressed

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK	Prior to plat recordation OK
2.	Plat	Community Enrichment Fund fee = (0.67 acre) x (Fair Market Value or Actual Purchase Price) a. 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 (UDC8.3.6) b. Park Development Fee (\$200 per unit) = \$200 x 67 units = \$13,400.00	OK	Prior to plat recordation OK

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.	OK	

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.		

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		

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.

ENGINEERING

1. Site Specific SWQMP required with Public Infrastructure plans construction submittal (Muni Code 14-1002).
2. Water System Distribution and Pro-Rata Fees along with Wastewater Lot and Acreage Fees previously paid (UDC 8.5)
3. Recommend Denial of Sidewalk Waiver Request (UDC 8.2.2)

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.

GIS

1. It is determined granting of the sidewalk waiver will be detrimental to the public health, safety and general welfare to the residents and visitors of Sandy Creek Townhomes. Furthermore, in the event of any litigation by a resident or visitor because of the inherent safety hazard imposed by granting a waiver, it is in the best interest of all parties, that sidewalks be constructed in accordance with all City regulations and codes.