

## 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: 18PL1118**

**NOTTARB PLACE NO.2, BLOCK 4, LOT 19R (REPLAT – 0.93 ACRES)**

Located south of Saratoga Boulevard and west of Weber Road.

Zoned: IL Light Industrial

Owner: Ernesto Flores and Vienna Flores

Engineer: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to make improvements to the property.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	NOTED	Addressed.
2.	Plat 1	Label the complete and correct legal description of the adjacent properties.	DONE	Addressed.
3.	Plat 1	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.	DONE	Not addressed. See Weber Rd. In the event the right of way varies, provide and label the dimensions at a given point and note the right of way varies. (DONE)  Addressed on 1/16/19 (GIS)
4.	Plat 1	Remove the quotations from the block number in the plat title.	WE DON'T HAVE QUOTATIONS.	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Correct Note 1 to the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	DONE	Addressed.
2.	Plat 1	Move the Block number within the platted area.	DONE	Addressed.
3.	Plat 1	Correct the number with the above project number for the Planning Commission secretary signature.	DONE	Addressed.
4.	Plat 1	Correct the BL's to 20' YR along Saturn Road and 15' YR/UE along Weber Road.	DONE	Addressed.
5.	Plat 1	Include a Lien Holder certificate for American Bank or provide a copy of the release of Lien.	ADDED	Not addressed. (ADDED)  Addressed 1/23/19
6.	Plat 1	Correct the lot number on the ownership certificate and within the plat for the label to 19R.	DONE	Not addressed. (CORRECTED)  Addressed 1/23/19

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 checked="" 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: Sidewalk

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Weber Rd. (FM-43) is a proposed 130' A-3 arterial right of way. Provide dedication for half street distance along Weber Rd.	DEDICATED	Not addressed. Crosshatch the dedication portion and add FM 43 in parenthesis next to Weber Rd. 12/27/2018 (DONE)

				Addressed 1/22/2019
2.	Plat 1	Provide 20 feet corner radius at the intersection of Weber Rd. and Saturn Rd.	DONE	Addressed 12/27/2018
3.	Utility Plan	<ol style="list-style-type: none"> <li>1. Provide existing structures on the property.</li> <li>2. Provide the proposed lot line.</li> <li>3. Provide size of the existing utilities.</li> <li>4. Label the types of utilities.</li> <li>5. Identify location of fire hydrants.</li> </ol>	DONE	<p>Not addressed. Revised Utility Plan was not submitted 12/27/2018 (DONE)</p> <p>Addressed 1/22/2019</p>
4.	Informational	Proposed driveway access into a TxDOT street, shall conform to access management of Texas Department of Transportation.	NOTED	Noted 12/27/2018
5.	Informational	Prior to Recordation: Sidewalk is required along Saturn Rd. per UDC 8.2.2.A.1.a.ii.	CLIENT WANTS TO ASK FOR A WAIVER. Please see letter	<p>Not addressed. Submit waiver request and \$160.00 fee per UDC Section 3.8.3.D. Plat consideration by the Planning Commission must follow PC action on waiver request. (12/27/2018) (NOTED)</p> <p>Noted waiver submittal. Waiver fee paid on 1/9/19 per UDC Section 3.8.3.D. Plat consideration by the planning commission must follow planning commission action on waiver request. 1/22/2019.</p>

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	NOTED	Addressed.

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

FIRE DEPARTMENT				
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No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Hydrant location not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards of 1500GPM, with 20 psi residual pressure.	HYDRANTS ARE CLOSER THAT 300'	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	No comment.		Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This replat is located along but not immediately adjacent to any bus stops served by bus Route 32 Southside and should not adversely impact CCRTA bus route services.	NOTED	Addressed.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 0.7 miles E of NALF Cabaniss. Located in APZ 2 for runway 31. AICUZ land use guidelines and height restriction apply.	NOTED	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 0.7 miles E of NALF Cabaniss. Located in APZ 2 for runway 31. AICUZ land use guidelines and height restriction apply.	NOTED	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	Any redevelopment of property will require compliance with TxDOT's Access Management Policy and drainage policy. As per current requirements, no access will be allowed off of Weber Road upon redevelopment, due to not meeting access spacing requirements.	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. The property is exempt from Development fees as the property is platted with existing Utility services.
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.