



February 1, 2018

Mrs. Ratna Pottumuthu  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Mrs. Pottumuthu,

Below are our responses to the Technical Review Plat Comments we received on January 26, 2018

**Project: 18PL1003**

LA PALMERA MALL, BLK1, LOTS 3A & 3B (REPLAT – 4.86 ACRES)

Located south of McArdle Road and east of Holmes Drive.

Applicant: Corpus Christi Retail Venture, LP  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to create an additional lot for a commercial development.

GIS

1. The plat closes within acceptable engineering standards. **Okay**

LAND DEVELOPMENT

1. Provide an access easement as per plat, or by separate instrument to be a running covenant with new Lot 3B. For separate instrument, recorded document number must be shown on plat. **Agreement will be done by separate instrument. This will be filed before the plat is recorded.**
2. Remove plat note #4 as it is a duplicate. **Note has been removed**
3. Informational: Development fees were assessed on previous plat. **understood**
4. 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**
5. Title/caption: delete second "of" (i.e., "...being a re-plat of ~~of~~ **correction has been made**
6. Planning Commission signature block: move Chairman title below name; change Chairman's credential from "PE" to "P.E." **Correction has been made**

ENGINEERING

1. Informational: Dead end water mains are not allowed. On-site water main looping will be required with the site development. **Understood**

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**
2. Access should be restricted to McArdle Road. **Understood**

## FLOODPLAIN

1. No comment. **Okay**

## FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant shall be located every 300 feet as measured along dedicated streets in all mercantile areas and flow 1500 gpm at 20 psi residual pressure. **Understood. Please be aware that per previous discussions with City Staff, fire hydrant locations will be dictated by the development.**

## GAS

1. No comment. **Okay**

## PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." **Note is already shown**

## REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along but not immediately adjacent to any stops served by bus Routes 19, 32, 32s and 37 and should not adversely impact CCRTA bus route services. **Understood**

## NAS-CORPUS CHRISTI

1. If construction cranes exceed 200 feet FORM 7460 will need to be filed with FAA. **Understood**

## CORPUS CHRISTI INTERNATIONAL AIRPORT

1. If construction cranes exceed 200 feet FORM 7460 will need to be filed with FAA. **Understood**

## 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 "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District. **Understood**

Thank you



Xavier Galvan