

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: 18PL1101

HEINES SUBSTATION (FINAL – 4.0 ACRES)

Located east of Lexington Boulevard and north of Holly Road.

Zoned: RS-TF and RS-4.5

Owner: American Electric Power Corp.
 Engineer: CDS Muery Engineers and Surveyors

The applicant proposes to plat to develop a utility Electrical Substation.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Acknowledged.	Addressed.
2.	Plat 1	Street names with suffixes are required on the location map.	Street name suffixes updated.	Addressed.
3.	Plat 1	Verify all referenced documents indicate the Map Records of Nueces County, Texas abbreviated as (M.R.N.C.T.) or The Deeds Records of Nueces County, Texas abbreviated as (D.R.N.C.T.)	Reference documents on plat have been verified.	Addressed.
4.	Plat 1	Additional street dedications from existing streets will be hatched in light gray.	Hatching revised on plat.	Addressed.
5.	Plat 1	Existing streets are not to be hatched.	Hatching removed from street plats.	Addressed.
6.	Plat 1	On plat legend, delete the second M.R.N.C.T.	Plat legend revised, per comment.	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
2.	Plat 1	Change the Director of Planning certificate to the Planning Commission Certificate, see below.	Planning commission certification revised, per comment.	Addressed.
3.	Plat 1	Correct Note 1 to the following: "The total platted area contains x.xx acres of land including street dedication."	Note one has been corrected.	Addressed.
4.	Plat 1	Delete Nueces County Health certificate (wastewater construction required).	Certificate has been removed.	Addressed.
5.	Plat 1	Add to adjacent east Legal Description the remaining acreage and Lot number.		Addressed pending condition.
7.	Plat 1	Remove Note 8 from plat notes.	Note 8 removed from plat notes.	Addressed.
8.	Plat 1	Water Distribution System acreage fee – 4.0 acres x \$1,439.00/acre = \$5,756.00	Water acreage fee forthcoming in amount requested.	Addressed.
9.	Plat 1	Wastewater System acreage fee – 4.0 acres x \$1,571.00/acre = \$6,284.00	wastewater acreage fee forthcoming in amount requested.	Addressed.
10.	Plat 1	INFORMATIONAL: Plat shows 25' F.R. UDC allows a minimum front Y.R. of 20' .	No action required.	Addressed.

Land Development #2 (cont'd):

State of Texas
 County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ___ day of _____, 20__.

 Nina Nixon-Méndez, F.A.I.C.P.
 Secretary

 Eric Villarreal, P.E.
 Chairman

ENGINEERING			
Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input checked="" 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
1.	Plat 1	Holly Road is an A3 Arterial Street with a proposed 130-foot Right-of-way. Provide dedication for 65-foot half street distance.	ROW dedication revised, per comment.	Addressed.
2.	Plat 1	Public Improvements are required to be completed prior recordation for: <ul style="list-style-type: none"> a. A minimum 8-inch water line and fire hydrants shall be spaced 300 feet on center along Holly Rd. b. Waste water to serve the property that will need to comply with the adopted City Master Plan. c. Sidewalk along Holly Rd. 	<ul style="list-style-type: none"> a. 8"waterline with fire hydrant is shown on plans accompanying plat submittal. b. Per the City Master Wastewater Plan, our property is not shown to be serviced by underground sewer in the area and therefore we request a variance to except from wastewater improvement requirements. c. No current Sidewalks exist on adjacent properties to connect to and with the presence of the drainage ditch along Holly road, placement of sidewalks is not feasible. We request a variance to the sidewalk requirement on this project development. 	<ul style="list-style-type: none"> a. Addressed. Will be review with the public improvements. b. Addressed. Pending the Submittal Waiver request letter with supporting materials listed in staff memo to applicant. c. Addressed. Pending Submittal Waiver request letter with supporting materials listed in staff memo to applicant.
3.	Plat 1	Waste Water shall comply with City Master Plan	We request a variance to building wastewater improvements as our property is not adjacent to any sewer lines shown on the City Master Plan.	Addressed. Pending Submittal Waiver request letter with supporting materials listed in staff memo to applicant.
4.	Plat 1	SWQMP shall be sign and seal by a professional license engineer to practice within the state of Texas.	Signed and Sealed SWQMP is attached to this resubmittal.	Addressed.

5.	Plat 1	SWQMP is not approved. DA-1 is not part of the proposed plat. Provide a SWQMP that matches with the proposed property boundaries.	DA-1 is shown as an existing drainage area used to illustrate pre and post development drainage conditions. DA-1 is not part of plat and is shown for reference only.	Addressed.
7.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	driveway access dimensions have been revised per the City UDC	Addressed.

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		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	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."	Public Open Space note added to plat.	Addressed.

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This final plat is not located along an	Information noted.	Addressed.

		existing or foreseeably planned CCRTA service route.		
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NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

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

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

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

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.