



September 29, 2017

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 September 4, 2017

Project: 17PL1100

BAY VIEW No. 3, BLOCK 6, LOT 1R (FINAL – 2.42 ACRES)

Located north of Morgan Avenue and east of Crosstown Expressway (SH 286)

Applicant: The Salvation Army
Engineer: Urban Engineering

The applicant proposes to plat the property in order to create a single lot for a special permit development.

GIS

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

LAND DEVELOPMENT

1. Correct ownership certificate with correct authorized person. Correct the notary certificate. **Correction has been made to authorized signatory, Donald Bell, President**
2. Verify street half distance and ROW width for Hancock Avenue. **Distance has been verified by on the ground monumentation**
3. Change all YR's to 25-foot YR's for all frontages. Base zoning for the Special Permit is an RS-6 Single Family 6 District. **Revisions have been made**
4. **Informational:** Meets fee exemption to Lot/acreage fees as property is platted with existing service account. **Understood**
5. **Informational:** 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. No comment. **Okay**

FLOODPLAIN

1. No comment. **Okay**

FIRE

1. No comment. **Okay**

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 has been added**

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route.

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. Abutting NB SH0286 Frontage Road. No additional access will be granted to the Crosstown Frontage road due to Access Management spacing requirements. Additional access may be granted through adjacent City Streets. No additional drainage will be accepted into TxDOT ROW.
Understood

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. The property is zoned "RS-6"/SP 16-04 Single Family 6 District with a Special Permit for a homeless shelter. **Agree**

Thank you,

Xavier Galvan

