

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: 17PL1107

MORNINGSIDE, BLOCK 8, LOT 1R (FINAL – 0.244 ACRES)

Located north of Texan Trail and west of Santa Fe Street.

Applicant: Southern Builders Co., LLC
Engineer: Voss Engineering, LLC

The applicant proposes to plat the property in obtain a permit for an addition to the existing home.

GIS

1. The plat closes within acceptable ^{SURVEYING} engineering standards.

LAND DEVELOPMENT

- ✓ 1. On plat description, remove the word "Minor". – *OK*
- ✓ 2. Unable to verify ownership for Southern Builders Co., LLC. Provide state filings or copy of minutes from Board meeting showing president to serve as owner of corporation. – *WILL SEND AGAIN!*
- ✓ 3. Change the Development Services certificate to a Planning Commission certificate with Eric Villarreal, PE as Chairman and William J. Green, PE as Interim Secretary. – *DONE*
- OK* 4. **Informational:** The plat will be considered meeting exemptions to Development fees with existing utilities with previous plated property of a residential subdivision.
- OK* 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.

ENGINEERING

- ✓ 1. Dedicate in the rear an additional 5 feet UE since the electrical power lines are inside the private property. – *DONE*
2. Public Improvements for sidewalk along Glazebrook Street are required.

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. Park fees were satisfied at time of previous plat.

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.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

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" Single-Family 6 District.