

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: 17PL1104

SOUTH WATER BEACH ADDITION, BLOCK 5, LOT 6 (REPLAT – 1.78 ACRES)

Located north of Park Avenue and west of Shoreline Boulevard.

Applicant: Frost Bank

Engineer: Naismith/Hanson Engineering

The applicant proposes to plat the property to combine five lots into one for a commercial development.

GIS

1. The plat closes within acceptable engineering standards.
2. Increase the corner radius at the intersections of Broadway Ct. / South Water St. and Park Ave. / South Water St. to 15' and provide additional street dedication. **Changed the radius on both**
3. Remove the text "Including Street Dedications" from the platted area. **removed**
4. West Shoreline Blvd. is an incorrect street name, the correct street name is South Shoreline Blvd., correct and revise. **revised**

LAND DEVELOPMENT

1. For plat title, place subdivision name at top, then Block number and Lot number. Provide this format on the title block as well. **changed**
2. For the portion of the lot in the CR-1 Commercial Resort District, provide a 15-foot Yard Requirement (Y.R.) along Broadway and Park Avenue. **added**
3. Water Distribution System acreage fee – 1.78 acres x \$1,439.00/acre = **\$2,561.42**
4. Wastewater System acreage fee – 1.78 acres x \$1,571.00/acre = **\$2,796.38**
5. Wastewater Pro-Rata – 396.88 LF x \$12.18/LF = **\$4,834.00**
6. Water Pro-Rata – 213.20 LF x \$10.53/LF = **\$2,245.00**
7. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Will be provided**

ENGINEERING

1. Public Infrastructure Design and construction required for fire hydrant (Broadway Ct.), curb and gutter (Park Ave.) and sidewalk (Park Ave.). **Public Infrastructure plans will be provided with site development plans and will be constructed with other site elements, as approved by City Staff.**

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 300 feet as measured along dedicated streets and flow 3000 gpm at 20 psi residual; on the same side as the replat. **The required fire hydrants will be included within the site development plans, included in the overall design package.**

GAS

1. No comment.

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." **Already on plat**

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along but not immediately adjacent to any stops served by bus Routes 76 or 76s and should not adversely impact CCRTA bus route services.

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 within two zoning districts. The west portion of the property along Water Street is zoned "CI" Commercial Intensive District and east portion along Shoreline Boulevard is zoned "CR-1" Resort Commercial.