

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: 18PL1010

THE ESPLANADE UNIT 1, BLK 2, LOTS 3BR & 7AR (REPLAT – 4.17 ACRES)

Located east of South Staples Street and south of Esplanade Drive.

Zoned: CG-2

Applicant: Doxa Enterprises, LP

Engineer: Hanson- Inc.

The applicant proposes to plat the property in order to modify common lot lines to meet a commercial development scope.

GIS

1. Plat does not close – need to show all outer bearings and distances. **corrected**
2. Correct the spelling of S Staples St **changed**
3. All instances of Esplanade Unit 1 need “The” in front of Esplanade. This refers to Title Block and surrounding lots plat references. **added**

LAND DEVELOPMENT

1. Correct the Plat title to include, “The” at the beginning. **added**
2. Provide square footages under the acreage for each lot. **added**
3. Correct the Lot number on the owner’s certificate to the current lot numbers to the replatted properties. **corrected**
4. Per City map, Esplanade ROW is wider near intersection with Staples; show on plat. **changed**
5. Provide Bearing and distance for YR at corner of Lot 7AR. **added**
6. Note 4: clarify source of Y.R. requirement. (CG-2 front Y.R. is 20’) **clarified**
7. Note 3: change “5\8” to “5/8” **changed**
8. Provide a Lien Holders certificate for Lot 3BR. **provided**
9. Owner’s certificate: delete “in fee simple to the City of Corpus Christi for municipal purposes” and insert: “to the public use forever.” **changed**
10. Change all 2017 dates to 2018. **changed**
11. Provide a space between “Block” and “2’ on Planning Commission certificate. **changed**
12. Correct Planning Commission certificate to Eric Villarreal, P.E. as Chairman and William J. Green, P.E. as Interim Secretary **corrected**
13. Ratna Pottumuthu certificate: change “Major Project Engineer” to “Development Services Engineer” **changed**
14. Correct County Clerk certification: “... foregoing instrument dated the ____ day of ____, 2018, **with its certificate of authentication was filed for record in my office the ____ day of ____, 20__, at ____o’clock __M.**” **changed**
15. **Informational:** Property exempt from Development fees due to developer installed utilities for subdivision of Unit 1.

16. 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. No comment.

TRAFFIC ENGINEERING

1. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Acknowledged**

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

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." **added**

REGIONAL TRANSPORTATION AUTHORITY

1. This replat 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. Informational: The property is zoned "CG-2" General Commercial District.