

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: 18PL1008

W B RAY HEIGHTS, BLOCK 2, LOT 1 (FINAL – 0.66 ACRES)

Located west of Carroll Lane and south of South Staples Street.

Zoned: ON

Applicant: Kambiz Pournazari
Engineer: Voss Engineering, Inc.

The applicant proposes to plat the property in order to obtain a building permit for an office development.

GIS

- 4. Plat closes acceptably.
- 2. Label S. Staples St. and Carroll Lane on Vicinity Map. – *DONE*

LAND DEVELOPMENT

- 4. On title, place subdivision name above block and number. – *DONE*
- 2. On Owner's certificate, correct the name of Sima. Secretary of State filing and Deed have two different spellings of the last name. Plat signature will be notarized and name verified by a Notary. – *NASR" IS CORRECT/CHANGED*
- 3. On Development Services certificate, place Ratna Pottumuthu underneath signature line. – *DONE*
- 4. Move north arrow closer to the platted area. – *DONE*
- 5. Reconcile Note 1. The W.B. Ray Heights plat (Vol 14, Page 51) build line (25') is more restrictive than UDC Front Y.R. (20') and Corner Y.R. (15') for ON-zoned property. – *EDITED*
- 6. Check legal description under plat caption: conveyed to ~~WINNIFRED LAUGHLIN BENTON~~ VICTOR MOSES IN VOLUME 300, PAGE 268 (D.R.N.C.T.) & AND...." (and delete extra "&") – *DONE*
- 7. Check Hayward R.O.W.: City GIS shows approx. 55'; W.B. Ray Heights plat (Vol. 14, page 51) plat shows 50' – *IS 50' ON PLAT*
- OK 8. Plat will be placed on a Planning Commission agenda once TRC comments are met and the rezoning has been approved by City Council.
- 9. Water Distribution System acreage fee – 0.66 acres x \$1,439.00/acre = **\$949.74**
- 10. Wastewater System acreage fee – 0.66 acres x \$1,571.00/acre = **\$1,036.86**
- 11. Wastewater Pro-Rata – (86.01+100.52+30) LF x \$12.18/LF = **\$2,637.34**
- 12. Water Pro-Rata - (86.01+100.52+30) LF x \$10.53/LF = **\$2,280.06**
- OK 13. 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. Utility Plan: Line work must be consistent with the industry line work, existing lines represented by light dashed lines, proposed lines represented by dark solid lines; please don't connect proposed

- sanitary to existing storm; the Utility Plan isn't showing the existing 24" Water line parallel to S Staples Street; most of the information provided on the Utility Plan isn't correct, please revise as necessary. — *THIS PLAN IS BASED ON ACTUAL INFRASTRUCTURE ON THE GROUND! CITY GIS MAP IS WRONG ON SEVERAL THINGS!*
2. No Water construction required for platting.
3. No Wastewater construction required for platting.

TRAFFIC ENGINEERING

- OK1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
- OK2. This plat is within the limits of the Bond 2012 Staples Street Project (Brawner Parkway to Kostoryz Road, Project #E12095). Any planned public improvements that are within or affect the Staples Street right-of-way should be coordinated with the City's Engineering Department, Construction Department and Traffic Engineering Department.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. Add the following standard "Public Open Space" standard note: *#8* ("If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.")

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is located along but not immediately adjacent to any bus stops served by bus Routes 17, 29 or 29s 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. Informational: The property is to be rezoned from "RS-6" Single-Family 6 District to the "ON" Office District.