

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: 18PL1017

VISTA HERMOSA PHASE IV, BLOCK 12, LOTS 1 & 2 (FINAL – 2.00 ACRES)

Located west of Kostoryz Lane and north of Holly Road.

Zoning: CN-1 (pending)

Applicant: John and Cynthia Asch

Engineer: Texas Geo Tech Land Surveying and Engineering

The applicant proposes to plat the property in order to develop a commercial property.

GIS

1. The plat closes within acceptable engineering standards. **INFORMATIONAL**
2. The plat name will be bold with large font used followed by the block and lot, correct and revise. **DONE**
3. Provide and label the correct and complete legal description of the adjacent properties. **DONE**
4. The hollow text is difficult to read, use solid text. **FIX**
5. Label Holly Rd. on the location map. **DONE**

LAND DEVELOPMENT

1. Confirm whether Block 1 or Block 12. **ITS BLOCK 12**
2. City engineer certification: delete Ratna Pottumuthu, LEED, AP". Insert "William J. Green, P.E.". **DONE**
3. Remove the 10' Y.R. at the rear of the lots. **DONE**
4. Water Distribution System acreage fee: 2.0 acres x \$1,439/acre = **\$2,878.00 INFORMATIONAL**
5. Wastewater System acreage fee: 2.0 acres x \$1,571/acre = **\$3,142.00 INFORMATIONAL**
6. Water Pro-Rata - 306.37 LF x \$10.53/LF = **\$3,226.08 INFORMATIONAL**
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. **INFORMATIONAL**

ENGINEERING

1. Utility Plan: Label the wastewater main on Holly and indicate the diameter. **DONE**
2. Provide a shared access area on the Plat between the two Lots. Label and dimension the boundary. **DONE**

TRAFFIC ENGINEERING

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

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." **DONE**
2. Open space requirements need to be met at permitting phase. **INFORMATIONAL**

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is located along but not immediately adjacent to any bus stops served by bus Route 15 and should not adversely impact CCRTA bus route services. **INFORMATIONAL**

NAS-CORPUS CHRISTI

1. Potential overflight from aircraft using NALF Cabaniss. **INFORMATIONAL**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Potential overflight from aircraft using NALF Cabaniss. **INFORMATIONAL**

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. Non-TXDOT ROW

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. INFORMATIONAL

LAND DEVELOPMENT

1. The property is to be rezoned from the RS-6 Single-family 6 District to the CN-1 Neighborhood Commercial District. **RE-ZONE TO CN-1 IS PENDING**