

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: 18PL1027

CIMARRON LAKE ESTATES, BLOCK 1, LOTS 26 RR AND 27RR (REPLAT – 0.34 ACRES)

Located north of Yorktown Boulevard and east of Cimarron Boulevard.

Applicant: Norbierto and Ines Macias
Surveyor: Brister Surveying

The applicant proposes to plat the property in subdivide the property into two residential lots.

GIS

1. The plat closes within acceptable engineering standards.
2. The lot numbers will change to 26RR and 27RR, it is a re-plat, not an amending plat, correct and revise. **Fixed**
3. Show and label Cimarron Lake Estates, Lot 35R, Block 1 located southwest of the plat. **Added**

LAND DEVELOPMENT

1. Enlarge the Site Map to 10-15%. **Fixed**
2. Remove plat note 13 if the reference is not part of this replat. **Removed**
3. Correct the Development Services Engineer with William J. Green, P.E. **Fixed**
4. Correct the Planning Commission certificate with Nina Nixon-Méndez, FAICP, Secretary and Eric Villarreal, P.E. as Chairman. **Fixed**
5. Note 8: Delete "Purposes." Add S, Change "RESERVE" TO "RESERVES". Delete comma like so: from "...AS₂ FENCES, WALLS," To "...AS FENCES, WALLS," **Fixed**
6. Note 11: delete apostrophe; change 'IT'S CITY COUNCIL...' TO "ITS CITY COUNCIL..." **Fixed**
7. To verify the existing residential buildings will be in compliance to the side yard setbacks, provide a survey showing the buildings in relation to the Lot line with distances. **Added**
8. Informational: Development fees paid prior to recordation.
9. 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. Site Plan: Provide a site survey plan that shows existing structures (home etc.); show and indicate the distance between the outline of the structure and the lot lines / UE's; make sure they don't encroach into the lot lines nor the U.E.'s; this site survey must be must be sealed, signed and dated by a Licensed Surveyor in the state of Texas. **Provided**

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. No comment.

PARKS

1. Public Open Space Regulations have been previously met.

REGIONAL TRANSPORTATION AUTHORITY

1. This replat 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. Informational: The property is zoned "RS-6" Single-Family 6 District.