

PLAT REVIEW COMMENTS
Provided on May 2, 2018 via email

COMMENT RESOLUTION
May 9, 2018

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: 18PL1046

JERRY PLACE, BLK 1, LOT 4 formerly TEMPLO ELIM ASSEMBLIES OF GOD (REPLAT – 1.87 ACRES)
Located east of Ayers Street and south of Gollihar Road.

Applicant: Templo Elim Assembly of God of Corpus Christi
Engineer: Munoz Engineering

The applicant proposes to plat the property in order to combine lots into one for proposed site improvements.

GIS

1. The plat closes within acceptable engineering standards
 - a. N/A
2. Revise plat name. For example, Jerry Place is acceptable with the appropriate block and lot, correct and revise.
 - a. Name revised
3. For clarity, the location map's background shall be clear or white, correct and revise.
 - a. Map revised
4. Remove the building footprints, zoning designation labels and the zoning designation boundary lines from the submitted plat.
 - a. Information removed
5. Block numbers shall not be prefixed with a numerical "0", only use the designated number.
 - a. Numeral removed

LAND DEVELOPMENT

1. As per Deed, the ownership is a Non-Profit Corporation and ownership certificate should indicate plural with correct title and printed name of authorized person to sign.
 - a. Information provided
2. All signature certificates to have printed name of authorized person.
 - a. Line provided
3. Remove "Interim" from Development Services Engineer. Correct name to William J. Green, P.E.
 - a. Corrected
4. Remove the previous Lot lines from the plat.
 - a. Lines removed
5. Verify Note 10 with Corpus Christi International Airport.
 - a. Note removed as no comments provided by airport

6. For abutting platted properties, remove ownership name.
 - a. Names removed
7. Informational: Platted lots with existing utilities are exempt from Lot Acreage Fees.
 - a. Okay
8. Informational: Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
 - a. Will be provided

ENGINEERING

1. Public Improvement Plans and construction are required for (Water Hydrant).
 - a. PI plans will be provided

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
 - a. Okay
2. Site development must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.
 - a. okay

FLOODPLAIN

1. No Comment; Floodplain comment is accurate.

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."
 - a. Note added

REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along but not immediately adjacent to any bus stops served by bus Routes 32, 37 or 37s and should not adversely impact CCRTA bus route services.
 - a. okay

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 zoned "CN-1" Neighborhood Commercial and "RS-6" Single-family District.
 - a. Okay