

## 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: 18PL1033

PADRE ISLAND- CORPUS CHRISTI SECTION 4, BLOCK 219, LOTS 4A & 4B (REPLAT- 0.19 ACRES)  
Located south of Whitecap Boulevard and west of Palmira Avenue.

Applicant: Texas Home Contractors, LLC  
Surveyor: Brister Surveying

The applicant proposes to plat the property in subdivide the property into two lots for an attached home.

### GIS

1. The title order will be the subdivision name, the block number and the lot number, correct and revise. **Fixed**
2. The plat closes within acceptable engineering standards.
3. The legal description is incorrect, correct and revise. **Fixed**
4. The recorded plat and permit applications will be in compliance with the Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A. Residential Development (Two-Family and Townhouse districts); Attached, Two-Family, per City Ordinance 029770 dated March 19, 2013. A plat note to this effect will be added to the plat. **Added**
5. Remove the text "Common Zero Lot Line" label from the plat and reference comment number 4. **Removed**

### LAND DEVELOPMENT

1. On plat title for both pages, place the subdivision name on top followed by the block number and then the lot number. Plat description is correct as is. **Fixed**
2. Correct the legal description on both owner's certificates. **Fixed**
3. Correct Note 5 to indicate ".....is a requirement of the Plat and is subject....." **Fixed**
4. Correct the Development Services Engineer certificate with William J. Green, P.E. as Development Services Engineer. **Fixed**
5. Correct the Planning Commission certificate with Nina Nixon-Mendez, F.A.I.C.P. as Secretary and Eric Villarreal, P.E. as Chairman. **Fixed**
6. Informational: Property exempt from Development Fees as per city's agreement with PIIC Padre Island Investment Corporation.
7. 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.

### ENGINEERING

1. No comment.

#### TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
2. Palmira is designated as a C1 Collector on the City's Urban Transportation Plan Map. Verify half distance to property line as map is showing a 60-foot right-of-way.

#### FLOODPLAIN

1. On Note 2, correct the BFE from 9' to 10.0'

#### FIRE

1. No comment.

#### GAS

1. No comment.

#### PARKS

1. Property exempt from Open Space Regulations as per city's agreement with PIIC Padre Island Investment Corporation.

#### 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 received.

#### 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 DEVELOPMNET

1. The property is zoned "RS-TF" Two-Family District.