

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: 18PL1037

HUDSON ACRES, BLOCK 2, LOT 43R (REPLAT – 0.196 ACRES)

Located north of Sedwick Road and west of Main Drive.

Applicant: Yolanda and Lucio Espinosa
Engineer: Voss Engineering

The applicant proposes to plat the property in order to obtain a building permit.

5/15/18

GIS

- 1.* The plat closes within acceptable engineering standards.
- 2.* This is a final re-plat, not a minor plat, remove minor from the plat description. – *DONE*

LAND DEVELOPMENT

- 1.* Correct name for Lucio Espinosa on Trustee certificate. – *DONE*
- 2.* Development Services Engineer is William J. Green, P.E. – *Revised*
- 3.* Replace the Development Services signature certificate with a Planning Commission signature certificate with Nina Nixon-Mendez, F.A.I.C.P. as Secretary and Eric Villarreal, P.E. as Chairman. *DONE*
- 4.* Provide legal description for owner of west adjacent property. *Owner & Legal is on.*
- 5.* Water Distribution System Lot fee – 1 lot x \$182.00/lot = **\$182.00**
- 6.* Wastewater System Lot fee – 1 lot x \$393.00/lot = **\$393.00**
- 7.* Water Pro-Rata - 55 LF x \$10.53/LF = **\$579.15**
- OK 8.* 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.

FLOODPLAIN

- 1. No comment.

FIRE

- 1. No comment.

GAS

1. No comment.

PARKS

1. The Public Open Space regulations have been previously met with the previous Subdivision plat.

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route.

NAS-CORPUS CHRISTI

1. Located approximately 1.6 miles N of runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Located approximately 1.6 miles N of runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.

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 "RS-6" Single-family 6.