

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: 18PL1086

PADRE ISLAND- CORPUS CHRISTI SECTION 4, BLOCK 237, LOT 9R (REPLAT – .20 ACRES)

Located west of Park Road 22 (SPID) and south of Whitecap Boulevard.

Zoned: RS-6

Owner: Betty Acton

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to provide for a current yard requirement.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Noted	Addressed
2.	Plat 1	Label the complete and correct legal description of the adjacent properties.	DONE	Addressed
4.	Plat 1	Move the block number within the platted lot.	DONE	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	ADDED NOTE No. 6	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
2.	Plat 1	Replace City Planning Commission Certificate, see below.	DONE	Addressed
3.	Plat 1	On PC certificate, change 17PL1086 to 18PL1086	DONE	Addressed
4.	Plat 1	Correct Development Services Engineer certificate to William J. Green, P.E.	DONE	Not Addressed
5.	Plat 1	On plat title. Remove the comma after "Christi". Place commas after block number. Remove parenthesis on Block number.	DONE	Addressed
6.	Plat 1	Change BL to YR at the rear of property.	DONE	Addressed
7.	Plat 1	Provide BL's labels for the adjacent lots at the rear of the properties.	DONE	Addressed
8.	Plat 1	Replace "Ratna Pottumuthu, P.E., LEED AP" with "William J. Green, P.E."	DONE	Addressed

Land Development #2 (cont'd):

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20____.

Nina Nixon-Méndez, F.A.I.C.P.
Secretary

Eric Villarreal, P.E.
Chairman

ENGINEERING			
Public Improvements Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Provide letter of HOA or any covenant indicating the proposed change of Y.R. complies with their requirements and regulation.	WE ALREADY SEND A LETTER	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	Addressed

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Exempt from the Public Regulations as per PIIC agreement.	NOTED	Addressed

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

REGIONAL TRANSPORTATION AUTHORITY				
No.	No.	No.	No.	No.
1.	Plat 1	This replat is not located along an existing	NOTED	Addressed

PARKS

		or foreseeably planned CCRTA service route.		
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NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	NOTED	Addressed

INFORMATIONAL

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 exempt from Development Fees as per PICC agreement.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.