

**PLAT REVIEW COMMENTS/RESPONSE IN RED****By: R. Scott McClintock, RPLS 7/10/18 and 8/2/18 and 8/20/18**

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: 18PL1071**MEADOW PARK ADDITION, BLOCK 22, Lot 5R (FINAL REPLAT – 0.172 ACRES)

Located west of Mohawk and south of Chippewa Street.

Zoned: RS-6

Owner: Cipriano and Elizabeth Chavez

Surveyor: R. Scott McClintock, Sr. **RESPONDENT**

The applicant proposes to replat in order to obtain a building permit for single-family residential use.

GIS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Remove the aerial imagery from the vicinity map for clarity and provide a north arrow.	<b>REMOVED/REPLACED WITH "STICK" MAP</b>	Corrected	<b>XX</b>	Correct		N/A
2.	Plat	The plat is non-conforming, it's zoned RS-6 requiring 6000 sq. ft. and a minimum lot width of 50'. The lot width measures	<b>AREA WELL EXCEEDS 6000 SQ. FT. THE ORIGINAL LOTS PLATTED AT 100' WIDTH. THE PROPORTIONED VALUE OF 49.98' IS 99.96% OF WHAT</b>	Incorrect, minimum lot width will be 50'. 99.96% is not the required 100% - Possibly revisit	<b>ADJUSTED DIMENSIONS 0.02'</b>	Correct		N/A

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		49.98' and does not conform. (Table 4.3.3, Unified Development Code).	WOULD BE ½ THAT OF PLATTED (I.E. 50')	site and adjust accordingly. Using previous determinations by our legal department in regards to this.				
3.	Plat	This is a new plat requiring a unique legal description without duplication. The legal description as shown is not acceptable, correct and revise.	RENAMED TO LOT 5R	Partially correct, the subdivision name is followed by the block and lot, correct and revise. Lot 5R is acceptable.	RE-LABELED	Correct		N/A
4.	Plat	Label the complete and correct legal description of the adjacent properties.	RE-LABELED ACCORDING TO ASSESSOR'S INFORMATION	Incorrect, the adjacent lots will have the complete legal description on each lot shown.	ADDED "BLOCK 22" TO EACH ADJACENT LOT	Include the plat name and volume/page as recorded in the MRNCT.	ADDED SUBD. NAME AND PLAT REFERENCE TO EACH ADJACENT LOT	Correct
5.	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	LABELED AND CLARIFIED	Incorrect, label the centerline dimensions too.	ADDED CENTERLINE DATA	Correct		N/A
6.	Plat	Lot line are to be solid lines, not dashed lines, correct and revise.	REVISED	Corrected	XX	Correct		N/A

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7.	Plat	Show the required yard setbacks and utility easements on the plat.	ADDED	Corrected	XX	Correct		N/A
8.	Plat	Show and label the adjacent utility easements.	ADDED	Corrected	XX	Correct		N/A
9.	Plat	All blocks are to be labeled on the plat, preferably using a circled number, correct and revise.	CLARIFIED AND ADDED AN ELLIPSE	Partially correct, the block is to be labeled on the platted lot too.	ADDED	Correct		N/A
10.	Plat	The plat closes within acceptable engineering standards.	NOTED	Closure okay	XX	The plat closes within acceptable engineering standards. Closure rechecked because dimension (.02) changed.		N/A
11.	Plat	For clarity, duplicate the bearing on the east boundary adjoining the 49.98' (50') dimension.	ADDED	Corrected	XX	Correct		N/A

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LAND DEVELOPMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Include the receiving water to the plat notes.	ADDED as plat note #7	Incomplete: The language on receiving water note is not correct. Correct and revise.	REVISED TO REFLECT INFORMATION RECEIVED FROM TCEQ	Incorrect: Revise the receiving water to read: The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.	REVISED TO REFLECT INFORMATION RECEIVED	Addressed

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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
2.	Plat	Remove Note 7 referencing boundaries of Block 22.	REMOVED (AGAINST ADVICE FROM TBPLS WHO WAS CONSULTED)	Complete	XX	Street centerlines and boundaries are shown on final replat.		N/A
3.	Plat	Add a plat note: "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.	PLAT NOTE ADDED	Complete	XX	N/A		N/A
4.	Plat	Revise the plat title to read: "Plat of Meadow Park Addition, Block 22..." and remove the asterisks marks	REVISED AS REQUESTED	Incomplete. Revise plat title Plat of Meadow Park Addition, Block 22, Lot 5R (see attached marked up plat in email)	REVISED THE SYNTAX	See attached marked plat in email.	REVISED AS SHOWN ON MARK-UP	Addressed
5.	Plat	In the legal description of the plat replace "Minor plat" with "Final Replat..."	REPLACED	Complete	XX	N/A		N/A
6.	Plat	Owners certificate block correct and revise the legal description to match with platted area.	CORRECTED	Complete	XX	N/A		N/A
7.	Plat	On the owners certificate block label owner as the title of the	CORRECTED	Complete	XX	N/A		N/A

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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		person name.						
8.	Plat	On Secretary certificate block replace "Director of Development Services" with "Planning Commission" and replace "William J. Green, P.E Interim Secretary" with "Nina Nixon-Mendez, FAICP" Secretary."	CORRECTED	Also include a signature line for "Eric Villarreal, P.E. Chairman"	ADDED SIGNATURE LINE	Addressed		N/A
9.	Plat	On the plat replace "N. ½ Lot 5" with "Lot 5R"	REPLACED	Complete	XX	N/A		
10.	Plat	On the platted lot remove <u>all</u> building and improvements such as "fenceline" and "vacant"	REMOVED	Complete	XX	N/A		
11.	Plat	Show and label a 25' Y.R along the street frontage of Mohawk Street.	ADDED/LABLE D	Show and label a 25'Y.R ONLY for the platted area and not the abutting properties.	REVISED	N/A		
12.	Plat	Show and label "Mohawk Street" at opposite direction.	MODIFIED AS REQUESTED	Complete	XX	N/A		
13	Plat	Water lot fee – 1 lot x \$182/lot = <b>\$182.00</b>	ADVISED CLIENTS/OWNERS			Fees Due prior to plat recordation		
14	Plat	Wastewater lot fee – 1 lot x \$393.00/lot = <b>\$393.00</b>	ADVISED CLIENTS/OWNERS			Fees Due prior to plat recordation		
15.	Plat	Water Pro-Rata – 49.98 LF x \$10.53/LF = <b>\$526.29</b>	ADVISED CLIENTS/OWNERS			Fees Due prior to plat recordation		

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

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The Utility Easement at the back side of the lot must be 7.5'.	ADDED/LABLED	Addressed
2.	Utility Plan	Revise the 15" RCP existing storm sewer to 18".	CORRECTED TYPO	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

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

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

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

<b>PARKS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	ADVISED CLIENTS/OWNERS	
2.	Plat	<p>Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)</p> <p>a. The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6)</p> <p>b. Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00</p>	ADVISED CLIENTS/OWNERS	Fees Due prior to plat recordation

<b>REGIONAL TRANSPORTATION AUTHORITY</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	

<b>NAS-CORPUS CHRISTI</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.		

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.		

<b>AEP-TRANSMISSION</b>			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>
1.	Plat	No comment.	

<b>AEP-DISTRIBUTION</b>			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>
1.	Plat	No comment.	

<b>TXDOT</b>			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>
1.	Plat	No comment.	

<b>NUECES ELECTRIC</b>			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>
1.	Plat	No comment.	

**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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.  
**ADVISED CLIENTS/OWNERS**

**ENGINEERING**

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances. **ADVISED CLIENTS/OWNERS**