

COMMENT RESOLUTION

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: 18PL1091

AIRPORT PARK SUBDIVISION NO. 2, LOT 1-D (FINAL REPLAT – 0.47 ACRES)

Located south of Morgan Avenue and east of Old Brownsville Road.

Zoned: CG-2

Owner: Frank and Elva Cavazos
Engineer: Bass and Welsh Engineering

The applicant proposes to plat to combine two lots and to include a street and alley closed by separate instrument.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	NOTED	Addressed
2.	Plat 1	The referenced ordinance 13530, closing the street and alley is correct. It is noted the plat dimensions vary from ordinance 13530.	NOTED	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Remove the comma from the plat title.	COMPLIED	Addressed
2.	Plat 1	Remove Note 1 from plat.	COMPLIED	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
3.	Plat 1	Subdivision label not required under Lot #. Remove as the plat title is sufficient.	COMPLIED	Addressed
4.	Plat 1	Correct the 20' YR to be offset 20 ft from property boundary (Morgan street)	COMPLIED	Addressed
5.	Plat 1	Curve data to near boundary and not YR as shown.	COMPLIED	Addressed
6.	Plat 1	Verify that Alley closure is not including alley between Lot 1D and Lot 2	CONFIRMED, Alley was closed between 1-D & 2, but lot 2 was not replatted to incorporate it's share of the closure	Addressed
7.	Plat 1	Change 20' BL to 20' YR	COMPLIED	Addressed
8.	Plat 1	Water Distribution System acreage fee – 0.47 acres x \$1,439.00/acre = \$676.33	NOTED	Addressed
9.	Plat 1	Wastewater System acreage fee – .47 acres x \$1,571.00/acre = \$738.37	NOTED	Addressed
10.	Plat 1	Water Pro-Rata – 93 LF x \$10.53/LF = \$979.29	NOTED	Addressed
11.	Plat 1	Wastewater Pro-Rata – 93 LF x \$12.18/LF = \$1,132.74	NOTED	Addressed

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"/> Manhole(s)	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets <input type="checkbox"/> Sidewalks	
ENGINEERING				

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1 & Plat 2	Dedicate a minimum of 20 feet DE for the existing storm water that is within the property boundaries per UDC 8.2.3.	COMPLIED	Addressed
2.	Plat 1	Provide corner radius of 10 feet for the intersection of the property boundaries on Virginia St. and the existing alley.	COMPLIED	Addressed

3.	Plat 1	Provide corner radius of 15 feet for the intersection of the property boundaries on Old Brownsville Rd. and Morgan Ave.	COMPLIED	Addressed
4.	Utilities	Provide location distance from the property to the existing fire hydrant.	Location of FH's shown on Utility Sketch	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.		Addressed

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

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 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."	COMPLIED	Addressed

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

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment		Addressed

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

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

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

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

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment		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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.