

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: 18PL1077

PADRE HARBOR UNIT 1 (FINAL – 22.14 ACRES)

Located south of SH 361 and east of South Padre Island Drive (Park Road 22)

Zoned: CR-2

Owner: Lake Padre Development Company, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property to develop a future commercial harbor project.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Understood	Addressed.
2.	Plat 1	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.	Dimensions have been added	Addressed.
3.	Plat 1	Label the complete and correct legal description of the adjacent properties. The vacating plat information will remain, add the current legal description Padre Island (remaining acres) out of Tracts C and D, Padre Island No. 1.	We have added a legal description. We disagree with the references to Tracts C and D. Urban Engineering has historically been involved with platting and surveying in this particular area. We have also performed two separate ALTA surveys of this property in the past 10 years. Reference to Tracts C and D have	Not Addressed, NCAD's legal description includes Tract C and D, regardless, it reverts to the previous plat once vacated. We discussed this with Larry Fisher and have come to the agreement that the appraisal district has an incorrect reference for this property. The legal

			never appeared in title or any maps that we have come across. If the City has a copy of something other than the appraisal district reference to these tracts, please provide it to us.	description as we show is correct. Addressed.
4.	Plat 1	Duplicate street names are not acceptable, Azores Dr. is a duplicate street name.	This is an extension of Azores Drift Drive and is a continuation of the street across the Park Road 22.	The previous submitted plat incorrectly labeled the street Azores Drive Drive. The street name Azores Drift Drive is acceptable. Correction has been made
5.	Plat 1	All streets shown on the plat will have a unique name with suffix that is acceptable to the City of Corpus Christi	Understood	Addressed.
6.	Plat 1	Blank recordation numbers will be filled in and complete prior to recordation.	Understood	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		Informational: The Preliminary Plat will have to be approved by Planning Commission prior to the Final Plat.	Understood	Addressed.
1.	Plat 1	Remove second "Drive" from street label.	First instance of "Drive" has been corrected to "Drift"	Addressed.
2.	Plat 1	Confirm TxDOT concurrence with location of proposed ROW intersections with state highway system / provide copies of approved TXDOT driveway permits onto South Padre Island Drive (Park Road 22) (PR 22) and S.H. 361.	TxDOT Confirmed via email their acceptance of proposed locations. Email is attached for reference. Driveway permits will not be pursued until time of construction per direction from TxDOT.	Addressed.
3.	Plat 1	Provide a copy of U.S. Army Corps of Engineers permit. Insert permit number at Note 4. Provide previous wetland boundaries with note referencing the permit.	The permit number has been added. There are no wetlands located on the subject property.	Addressed.
4.	Plat 1	Change 10' YR to a 10' YR/UE for all interior street frontages.	It is our understanding that there is no requirement for a 10-foot U.E. along street frontages, but that they must follow UDC 8.2.3.A.2 which states "Utility easements 15 feet in width typically will be required along both sides of arterial or	Addressed by Engineering on Prelim plat. No Waiver required.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
			higher classification streets rights of way. Utility easements 10 feet in width may be required along both sides of collector streets rights of way. Utility easements may be required along local street rights of way as determined by the Technical Review Committee." As the proposed utilities (water, wastewater, and storm sewer) are to be located within the right-of-way, we feel that the proposed 5-foot wide easements parallel to the right-of-way are adequate to serve the subdivision. The proposed 5-foot utility easements will likely be for franchise utilities (gas, electric, telecom, etc.). Please accept our request for a plat waiver to allow the 5' U.E.s as shown.	
5.	Plat 1	Provide 1' contour elevations or spot elevations for areas in floodplain A or B.	The entire Padre Harbor area was recently re-graded when Lake Padre was dredged. New topographic data has not been collected. Contours have been added per the grading plan for the dredging project.	Addressed.
6.	Plat 1	Provide document number the recorded easement by separate instrument prior to recording of plat.	Understood	Addressed.
7.	Plat 1	Provide legal description for area north and east of Lot 5.	Legal description has been provided	Not addressed. Needing legal description and ownership. Additional reference has been added Addressed.
8.	Plat 1	Provide a UE along Azores Drive.	A 5' U.E. has been provided along Azores Drift Drive. Please see response to Land Development Comment 4 for explanation of 5' U.E. and request for Plat Waiver.	Addressed.
9.	Plat 1	Wastewater System acreage fee – 22.14 acres x \$1,571.00/acre = \$34,781.94	Understood	Addressed.
10.	Plat 1	Water Distribution System acreage fee	Understood	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		22.14 acres x \$1,439.00/acre = \$31,859.46		

Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater onsite and offsite	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks
<input checked="" type="checkbox"/> UE With Plat <input checked="" type="checkbox"/> Offsite UE	<input type="checkbox"/> UE With Plat <input type="checkbox"/> Offsite UE	<input checked="" type="checkbox"/> DE With Plat <input type="checkbox"/> Offsite UE	<input type="checkbox"/> ROW With Plat <input type="checkbox"/> Offsite Temp Cul-de-sac

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	N/A	Future Public Lift Station (by others) and Future 12" SDR-26 with 24" Steel Casing (by others); the location must conform to the Wastewater Master Plan. Clarify, did the City agree to construct the Lift Station and the 12" line? If not, please indicate how these improvements will be constructed / funded. A meeting to resolve construction of lift station and/or agreement on who is funding these improvements is warranted. Please coordinate the response for this comment with Mr. Gabriel Hinojosa of the Utility Department, Gabriel can be reached at 826-1877.	<p>The future public lift station is a city project which has already been approved and gone out to bid. Therefore, this infrastructure will be constructed by the city.</p> <p>The future 12-inch gravity wastewater main with 24" Casing across Park Road 22 will be constructed and paid for by developer subject to any applicable reimbursement and/or participation by others.</p>	<p>For the private lift station crossing of PR-22 will require utility installation request from TxDOT.</p> <p>Addressed.</p>
2.	Plat 1	Public Improvement Plans and construction and acceptance are required	Understood	Addressed.

		for all public improvements (Water line including offsite Water line and FH's / onsite and offsite Wastewater / Storm) prior to recording the Final Plat.		
3.	Plat 1	SWQMP: (1) The owner shall be responsible for any silt or soils transported downstream from the property by drainage; (2) show the storm sewer end sections treatments such as riprap or landing and wing walls etc.; (3) provide a brief description on how you are going to control the increase in flows for the 100 year storm to pre-existing conditions. This comment must be addressed at the preliminary plat stage.	(1) A Storm Water Pollution Prevention Plan (SWPPP) already exists for the subject property. The SWPPP will be updated as development unfolds. (2) Details of storm outfalls which penetrate the bulkhead will be submitted for city review and approval along with construction plans at the appropriate time. (3) There are no plans to mitigate the increase in run-off as the subject property drains directly into the newly created Lake Padre which is directly connected to the Gulf of Mexico	Addressed. Will review SWPPP accordingly
4.	Plat 1	Revise sidewalk widths to 5' for Bowsprit Drive and Forecastle Drive.	Bowsprit and Forecastle are street names from the original preliminary plat submission which have been revised. Forecastle is not in this final plat, and Bowsprit is now called Mizzenmast. We assume this comment is directed at Mizzenmast Drive. It is our understanding that, per the UDC, minimum sidewalk width for detached sidewalks is 4-feet. Proposed sidewalks for Mizzenmast exceed the minimum required width. Therefore, we feel they are compliant and do not require revision.	Not addressed. We believe this to be a preliminary plat comment and as such, it was addressed on the responses for the preliminary plat. Addressed.
5.	Plat 1	Add Utility Easement by separate instrument along the east bound of Mizzenmast Dr.		Not addressed. New comment. Easement has been added Addressed.
Info: 1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Addressed.

Info: 2.	Plat 1	Follow TXDOT Access Management guidelines for PR 22. Driveway permits are issued by TXDOT for access onto PR 22	Understood	Addressed.
Info: 3.	Plat 1	Submit public improvement construction plans to the following e-mail address Publicimprovements@cctexas.com .	Understood	Addressed.

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

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

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

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	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."	Note has been added	Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This final plat is located along but not immediately adjacent to any bus stops served by bus Route 65 "Padre Island Connection" and should not adversely	Understood	Addressed.

		impact CCRTA bus route services.		
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NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

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

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

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

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

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

NUECES APPRAISAL DISTRICT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	We have the owner listed as Lake Padre Development Company LLC per document number 2014002762	Agree	Not addressed. Owner certificate on plat stating Padre Harbor Development Company, LLC Correction has been made. 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 zoned CR-1. **Correct, the property also lies within the island overlay district**
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.
Understood