

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: 18PL1090

WOOD ESTATES UNIT 4, BLOCK 50, LOT 10R (REPLAT – 0.58 ACRES)

Located north of Northwest Boulevard (FM 624) and west of Woodriver Drive.

Zoned: RS-6

Owner: Jerry and Wendy Batek

Surveyor: Brister Surveying

The applicant proposes to plat the property to combine two lots into one.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat does not close within acceptable engineering standards.	Added new bearings and distances. Now closes	Addressed.
2.	Plat 1	The location map requires a title and a scale reference.	Added title, north arrow, and scale reference	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Provide a larger zoomed in view for the Location Map. Provide a title with north arrow. Scale.	Scaled location map up for more zoomed in view and added title, north arrow, and scale reference	Addressed.
2.	Plat 1	Remove Note 7 from plat.	Note 7 removed	Addressed.
3.	Plat 1	Revise Note 4 to omit "including street dedication." As there is no street dedication for this plat.	Removed "including street dedication" from note	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
4.	Plat 1	Relocate the Block symbol to within the plat boundary.	Relocated symbol within plat	Addressed.
5.	Plat 1	On plat title, place Block number before Lot number.	Placed Block before Lot in all references	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

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Vicinity Map is unreadable and is missing the language of Vicinity Map.	Updated Vicinity map and added language	Addressed.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Added a note #7	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	Park Regulations previously satisfied.		Addressed.

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