

## 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: 18PL1092**

**BESSAR PARK BLOCK 6 LOTS 17 & 18 (FINAL REPLAT – 0.80 ACRE)**

Located north Melrose Street and east of Santa Fe Street.

Zoned: RS-6

Owner: Phillip C and Jennifer M Skrobarczyk  
Engineer: Bass & Welsh Engineering

The applicant proposes to replat the property to subdivide / combine 4 lots into 2 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Response
1.	Plat	The plat does not close within acceptable engineering standards. The Melrose St. boundary and the boundary parallel to Melrose St. is 250' in length.	Annotation Corrected, boundary closes	The plat closes within acceptable engineering standards.		
2.	Plat	Remove the existing lot lines and existing lot numbers from the platted lot.	Complied	Corrected		
3.	Plat	Label the block number on the platted lots.	Complied	Corrected		
4.	Plat	Melrose is an Avenue, not a Street, correct the plat.	Complied	Corrected		

Plat Review Comments

Monday, September 10, 2018/Updated Tuesday, October 02, 2018

5.	Plat	On the location map correct Melrose Ave. and Katherine Dr.	Complied	Melrose is partially correct, look at the location, it's segmented. Katherine Dr. is correct.	Corrected	Corrected
6.	Plat	Correct the plat name to Bessar Park, Block 6, Lots 17 and 18.	Complied	Corrected		

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response		Staff Resolution
1.	Plat	Revise the plat title to read: block first then lot.	Complied		Addressed
2.	Plat	On the owner's certificate block show and label Phillip C and Jennifer M Skrobarczyk title as "owner".	Complied		Addressed
3.	Plat	On the platted area show and label the square footage for each lot.	Complied		Addressed
4.	Plat	Delineate the entire right-of-way width and half-distance to the centerline for Melrose Street.	Complied		Addressed
5.	Plat	Relocate the graphic scale its overlapping easements.	Complied		Addressed
6	Plat	On the platted lots change "Building Line" to Y.R.	Complied		Addressed
7.	Plat	Remove Note 1 referencing the zoning and add a note: The total platted area contains x.xx acres of land.	Complied		Addressed
8.	Plat	The receiving water for Note 5 is incorrect. Correct and revise.	Complied		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	Dedicate 3.5 feet for utility easement in the rear.	Complied	Addressed.
2.	Utility Plan	Add location of existing structures/foundation/pool on the utility plan.  Existing structures may encroach into the existing utility easement are consider non-conforming.	Complied	Addressed.
3.	Utility Plan	Provide location distance from the property to the existing fire hydrant.	Complied, see note on utility sketch	Addressed.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	No new driveways are planned at this time, note is taken of the comment for future reference	N/A

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.		

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Noted	
2.	Plat	<p>a. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = <b>\$1,625.00</b></p> <p>b. 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>c. Park Development Fee (\$200 per unit) = \$200 x 02 units = <b>\$400.00</b></p>	Noted	Prior to recordation

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This 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>	<b>Staff Resolution</b>
1.	Plat	No comment.		

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

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

<b>NUECES ELECTRIC</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</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.

**Noted**