

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: 18PL1106

SOUTH AIRES NO. 2, BLOCK 2, LOTS 3 & 4 (FINAL – 3.90 ACRES)

Located east of Ayers Street and south of Holly Road.

Zoned: IL

Owner: Patrick Asset Holding, LLC

Engineer: Munoz Engineering

The applicant proposes to plat the property in order to subdivide into 2 lots.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat 1	The plat closes within acceptable engineering standards.	Agreed.	Correct	
2.	Plat 1	Provide a north arrow on the location map.	North Arrow has been provided at location map.	Correct	
3.	Plat 1	The plat name is too specific and unacceptable, the subdivision name will be South Aires No. 2, Block 2, Lot 3 & 4.	Plat name has been revised.	Incorrect - The plat name is now correct, transfer the block and lots to the platted area.	Block and Lots have now been revised. Correct

Plat Review Comments

Monday, November 05, 2018/Updated Monday, November 12, 2018/Updated Wednesday November 28, 2018

4.	Plat	Holly Dr. is a 95' A1 arterial right of way.	ROW has been revised.	Incorrect, Holly Rd is an A1 95' arterial right of way according to the UTP and was dedicated as a 100' right of way, 50' to the centerline dimension complying with the minimum UTP requirements, correct and revise.	We will revise to show a 50' to centerline again and note 100' ROW. 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.	See attached plat.	Incorrect, Holly Rd is an A1 95' arterial right of way according to the UTP and was dedicated as a 100' right of way, 50' to the centerline dimension complying with the minimum UTP requirements, correct and revise.	We will revise to show a 50' to centerline again and note 100' ROW. Correct

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	Add the following "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.	Note has been added.	Addressed	
2.	Plat	Show and label 15' U.E along Holly Road (UDC 8.2.3.A.2) and 5' U.E along the rear of the property.	15' U.E. has been added.	Addressed	
3.	Plat	Water Distribution System acreage fee – 3.90 acres x \$1,439.00/acre = \$5,612.10 (unplatted property)	Will be provided at time of Plat Recordation.	Prior to plat recordation	
4.	Plat	Wastewater System acreage fee – 3.90 acres x \$1,571.00/acre = \$6,126.90 (unplatted property)	Will be provided at time of Plat Recordation.	Prior to plat recordation	
5.	Plat	Wastewater Pro-Rata – 407.32 LF x \$12.18/LF = \$4,961.16	Will be provided at time of Plat Recordation.	Prior to plat recordation	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
6.	Plat	Water Pro-Rata – 407.32 LF x \$10.53/LF = \$4,289.08	Will be provided at time of Plat Recordation.	Prior to plat recordation	
7.	Plat	Typos: Correct spelling “Bohemain” to Bohemian Colony in legal description. In the General Notes, delete 2 nd duplicate reference to OPRNCT.	Spelling has been corrected.	Did not comply: In the General Notes, delete 2nd duplicate reference to OPRNCT. Correct and revise.	Duplicate has been deleted, see revised plat. 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.	Utility Plan	Provide the proposed plat lot lines in the utility plan.	Propose plat lines have been shown as requested.	Addressed
2.	Utility Plan	Provide the location of the existing city wastewater main in the utility plan.	Wastewater main has been shown as requested.	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.	Agreed.	

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment. (Informational Note: A fire hydrant will be required from any Fire Department Connection).	N/A	

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	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	This final plat is not located along an existing or foreseeably planned CCRTA service route.	N/A	

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 1.0 miles NNE of NALF Cabaniss. Located just N of APZ 2 for runway 17. May be subject to aircraft noise and overflight.	N/A	

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 1.0 miles NNE of NALF Cabaniss. Located just N of APZ 2 for runway 17. May be subject to aircraft noise and overflight.	N/A	

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	N/A	

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Overhead line will more than likely be removed. If needed, easements by separate instrument will be given from civil engineer.	Agreed.	

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	N/A	

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	N/A	

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.

Response: Agreed.