

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: 18PL1107

FLOUR BLUFF GARDENS, BLOCK 7, LOT 2R (FINAL REPLAT – 0.267 ACRES)

Located north of Blossom Street and east of Amber Drive.

Zoned: RS-6

Owner: Sam & Rebecca Solis

Engineer: Voss Engineering

The applicant proposes to replat the property in order to obtain a building permit for residential use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	Fyi, closure is a land survey standard	Correct, point taken		
2.	Plat	In note 7 include the projection.	Added bearing and note on plat	Add the projection used in note 7.	Added projection	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	On the plat title label block first then lot.	revised	Addressed
2.	Plat	Remove the 10' U.E along Amber Drive and show and label existing utility along the rear.	revised	Addressed
3.	Plat	Revise the legal description to read: "Being a Final Replat..."	revised	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
4.	Plat	Water Distribution System acreage fee – 0.27 acres x \$719.00/acre = \$194.13	ok	Prior to plat recordation
5.	Plat	Wastewater System acreage fee – 0.27 acres x \$1,571.00/acre = \$424.17	ok	Prior to plat recordation
6.	Plat	Wastewater Pro-Rata – 80.41 LF x \$12.18/LF = \$979.39	ok	Prior to plat recordation
7.	Plat	Water Pro-Rata – 801.41 LF x \$10.53/LF = \$846.72	ok	Prior to plat recordation

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	PI	Public Improvement for sidewalk construction are required along Amber Drive.	Submitting waiver request	Waiver requested noted.

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.	ok	

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.		
2	Plat	<p>Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)</p> <p>a. 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) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided.</p> <p>b. Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00</p>	ok	Prior to plat recordation

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

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

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

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

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

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

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

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.