

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: 18PL1117

PORT ARANSAS CLIFFS BLOCK 116, LOT 33R (REPLAT – 0.406 ACRE)

Located south of Ropes Street and east of Aransas Street.

Zoned: RS-6

Owner: Elbert Dwight and Sharon McCormick Derrick

Engineer: Voss Engineering, Inc.

The applicant proposes to replat the property in order combine 5 lots into 1 lot.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	Survey standard	Correct
2.	Plat	Include the projection in plat note #7.	added	Correct
3.	Plat	Remove the erroneous numbers from the vicinity map.	removed	Correct
4	Plat	Label the complete and correct legal description of the adjacent properties, see V68/P843.	revised	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Remove utility easement along all street frontages.	revised	Addressed

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
2.	Plat	Correct and revise Note 6 to include area of street dedication.	revised	Addressed
3.	Plat	Revise Note 1 to read: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	revised	Addressed

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.		Public Improvements for sidewalk construction are required along Ropes St. and Aransas St.	Waiver submitted	Plat consideration by the planning commission must follow planning commission action on waiver request. 12-10-2018

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	
2.	Plat	Add a note on the plat requiring conformance to the visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.	added	Addressed

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	The Public Open Space regulations is satisfy.	ok	

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.	ok	

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

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

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Not in TxDOT roadway.		

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
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.