

## 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: 18PL1119

DON PATRICIO, BLOCK A, LOT 7R (REPLAT – 0.454 ACRES)

Located south of Don Patricio and west of Waldron Road.

Zoned: RS-6 Single-Family 6

Owner: Ismael Pena

Engineer: Voss Engineering

The applicant proposes to plat the property for a Wastewater tap application.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Survey standard	Addressed.
2.	Plat 1	Include the projection in plat note #7.	added	Addressed.
3.	Plat 1	Remove the erroneous numbers from the vicinity map.	revised	Addressed.
4	Plat	Label the complete and correct legal description of the adjacent properties, Lot 9 is SW of the plat.	revised	Addressed.
5	Plat	Oleander Ave. was changed to Ridgewood Dr.	revised	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	On plat title, place block number before Lot number	revised	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
2.	Plat 1	Previous plat ROW of 40' plus the 20' taking is consistent with submitted plat half street distance, but do verify half street distance as map is showing 45' to center with a 95' ROW.	revised	Addressed.
3.	Plat 1	Revise a 10' U.E. to 15' U.E. along Waldron Rd.	revised	Addressed.
4.	Plat 1	Revise a 23' Y.R. to 25' Y.R. along Waldron Rd.	revised	Addressed.
5.	Plat 1	Provide Building lines and easements for adjacent properties.	Easements shown, no building lines	Addressed.
6.	Plat 1	Wastewater Pro-Rata fee 98.41 LF x \$12.18 LF= <b>\$1,198.63</b>		Addressed.

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets
<input type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☐ Yes ☐ No List Waivers:

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Revise location of waste water line since the waste water line is located in Oleander Ave. and not in Waldron Rd.	Added WW line and cleanout note	Addressed 12-10-2018
2.	Utility Plan	Street and sidewalk construction required for Ridgewood Drive.	Waiver submitted	Addressed. Provide Waiver request fee per UDC Section 3.8.3.D. Plat consideration by the planning commission must follow planning commission action on waiver request. 12-10-2018

3.	Informational	Buildings are considered existing non-conforming when they are encroaching into the existing utility easement and proposed Y.R. Whenever a building is naturally destroyed or demolished, future construction permits shall comply with the plat yard requirements and utility easements.	ok	Noted. 12-10-2018
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TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	ok	Addressed.
2.	Plat	As per correspondence with Engineering, no additional Right of Way on Waldron Road will be required.	ok	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	No comment.		Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This replat is located along but not immediately adjacent to any bus stops	ok	Addressed.

		served by bus Route 4 Flour Bluff and should not adversely impact CCRTA bus route services.		
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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	Not on TxDOT roadway.		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. The property is exempt from Lot Acreage fees as the property is platted with existing Utility services.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.