

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: 18PL1137

GARDENDALE, BLOCK 8, LOT 24C (FINAL – 0.187 ACRES)

Located west of Everhart Road and north of Holly Road

Zoned: CN-2 Neighborhood Commercial

Owner: Corina Montalvo

Engineer: Texas Geo Tech Land Surveying

The applicant proposes to plat the property for a commercial development.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat does not close within acceptable engineering standards.	CORRECTED	Addressed, the plat closes within acceptable engineering standards.
2.	Plat 1	Holly Rd. is an A1 arterial right of way requiring a 20' radius at the intersection of Nelson Ln.	DONE	Addressed
3.	Plat 1	The lot and block number will be labeled within the platted lot.	ADDED	Addressed
4.	Plat 1	The location map will be black and white, not color.	DONE	Addressed
5.	Plat 1	Holly Rd centerline dimension is different than the existing recorded plats, see v27/p14 and v8/p24 M.R.N.C.T.	DONE	May be not addressed, see the attached document Holly Rd 1997037970, noted on V62/P162. Differs from V27/P14, accurate survey is needed for correct determination. (CORRECTED)

				Incomplete, label the right of way width of the streets shown on the plat. Addressed (1/25/19)
6.	Plat 1	Correct the white space in the northwest corner of the location map.	CORRECTED	Addressed
7	Plat	Additional comment		Label the outer dimensions of the 65.06 Sq. St. street dedication (DONE)

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Provide a 15' Utility Easement along Holly Road.	ADDED	Addressed.
2.	Plat 1	Minimum Yard Requirement for the CN-2 District is 20' and 15' for corner lots, unless a Deed Restriction prevails.	DONE	Addressed.
3.	Plat 1	Verify half street distance as map is showing 60-ft to center of Holly Road.	DONE	Addressed.
4.	Plat 1	Provide a larger Location Map with larger street labeling.	DONE	Addressed.
5.	Plat 1	Correct project number on Planning Commission signature certificate to 18PL 1137.	CORRECTED	Addressed.
6.	Plat 1	Correct Owner's name in Owner's Certification. Remove the " / " in the phrase "land / surveyed".	CORRECTED	Addressed.
7.	Plat 1	Verify all 2018 dates prior to recording of plat.	DONE	Addressed.
8.	Plat 1	Water Distribution System lot fee – 1 lot x \$359.00/lot = \$359.00	NOTED	Addressed. Prior to recording.
9.	Plat 1	Wastewater System lot fee – 1 Lot x \$393.00/lot = \$393.00	NOTED	Addressed. Prior to recording.
10.	Plat 1	Water Pro-Rata – 102.15 LF x \$10.53/LF = \$1,075.64	NOTED	Addressed. Prior to recording.
11.	Plat 1	Wastewater Pro-Rata – 69.86 LF x \$12.18/LF = \$850.89	NOTED	Addressed. Prior to recording.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
12.	Plat 1	If applicant elects to keep 35' Y.R., revise Note 6 to read: "THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE." (Delete the language, "is a requirement of the Unified Development Code and..."	NOTED	Addressed.

DEVELOPMENT SERVICES 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.

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

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Revise corner radius from 10' to 20' radius at the intersection of Nelson Ln. and Holly Rd.	DONE	Addressed 12/27/2018
2.	Sheet 2	Label the sheet as Utility Plan	DONE	Addressed 12/27/2018
3.	Sheet 2	Missing gas lines along Nelson Ln.	NO GAS LINE ON NELSON LANE	May not be addressed. City utility viewer is showing an 8" WS line. Field verify if this line is there or not. (NO GAS LINE ON NELSON LANE) Noted 1/22/19
4.	Sheet 2	Missing storm water lines along Nelson Ln.	ADDED	Not addressed 12/27/2018 (SHOWN)

				Not addressed 1/22/19
				Addressed (1/25/19)
5.	Sheet 2	Missing waste water manhole along Nelson Ln.	ADDED	Addressed 12/27/2018
6.	Sheet 2	Missing waste water line and manhole along Holly Rd.	ADDED	Addressed 12/27/2018
7.	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	INFORMATIONAL	Noted 12/27/2018

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No water construction is required for platting.	NOTED	Addressed
2.	Plat 1	No wastewater construction is required for platting.	NOTED	Addressed

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		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	Informational: Ensure fire hydrant(s) flow 1500 gpm at 20 psi residual per the City of Corpus Christi Water Distribution Standard.	NOTED	Addressed
2.	Plat 1	Informational Note: A fire hydrant is required within 100' of a FDC	NOTED	Addressed

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution

1.	Plat 1	No comment.		Addressed
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PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Add the following standard "Public Open Space" standard note on the plat: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	ADDED	Addressed

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

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	No comment.		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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.