

PLAT REVIEW COMMENTS
COMMENT RESOLUTION, January 16, 2019

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: 18PL1123

PADRE HARBOR UNIT 2 (FINAL – 25.24 ACRES)

Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

Zoned: CR-2/IO Resort Commercial with an Island Overlay

Owner: Lake Padre Development Company, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property for future development.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	The plat closes within acceptable engineering standards.	Noted	Correct
2.	Plat 2	Provide on legend for what appears to be an elevation dimension.	Contour elevation label has been added to legend	Correct
3.	Plat 1	Add the suffix to South Padre Island Dr. on the location map.	Suffix has been added	Correct
4.	Plat 2	Label the recordation information of the adjacent Padre Harbor Unit 1 prior to recording this plat.	Recording info will be added prior to plat recordation	Correct and accepted
5.	Plat 2	Label the recordation information of the Temporary Right of Way Easement prior to recording this plat.	Lot has been reconfigured such that Temporary Right-of-Way Easement is no longer necessary	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Verify the 408.5' bearing is the same distance for the 20' DE on Lot 3, Block 4.	Drainage Easement has been relocated. This comment should no longer apply.	Addressed.
2.	Plat 2	Verify Lot 1, Block 5 is located. May have to provide half street distances.	Half street dimensions have been added adjacent to Lot 1, Block 5	Addressed.
3.	Plat 2	The temporary easement right of way is required for dead ends that are longer than 150-feet. See Traffic Engineering comment #2.	Lot has been reconfigured such that Dead-end has been removed, therefore Temporary Right-of-Way Easement is no longer necessary	Addressed.
4.	Plat 2	Wastewater System acreage fee – 25.24 acres x \$1,571.00/acre = \$39,652.04	Please note it is our understanding this property is exempt from wastewater acreage fees per the Sewage System Agreement authorized by ordinance no. 13627	Noted. To be resolved prior to recordation. Land Development's review of ordinance does not find a provision in the ordinance exempting the fee. Fee applies.
5.	Plat 2	Water Distribution System acreage fee 25.24 acres x \$1,439.00/acre = \$36,320.36	Please note it is our understanding this development is exempt from water acreage fees per water agreement authorized by ordinance no. 10169.	Noted. To be resolved prior to recordation. Land Development's review of ordinance does not find a provision in the ordinance exempting the fee. Fee applies.
6.	Plat 2	Informational: Plat Y.R.'s are not in consistence with the preliminary plat for Block 4, Lots 1 thru 3	Noted.	Noted.
7.	Plat 2	NEW COMMENT: Licensed State Land Surveyor (L.S.L.S.) required for the plat per UDC 8.2.8.A.2.d.		

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

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Remove the word "temporary" easement right of way.	Lot has been reconfigured such that Dead-end has been removed, therefore Temporary Right-of-Way Easement is no longer necessary	Addressed 2-4-2019
2.	Plat 2	Revise for Block 4, Lot 3 from 15 feet Y.R./U.E. to 20 feet Y.R./U.E./D.E. at southern end of Starboard Dr.	Lot has been reconfigured and the drainage easement has been relocated. This comment should no longer apply	Partially addressed. A revised utility plan was not provided. Provide a revised utility plan with the proposed changes. 2-4-2019
3.	Plat 2	Provide approved driveway permit location from Texas Department of Transportation for Nemo Ct.	TxDOT approval of proposed driveway locations was provided during preliminary platting phase.	Noted 2-4-2019
4.	N/A	Public Improvements are required for water, fire hydrants (including along Park Road 22 every 300 feet on center), waste water, storm water, street light, street construction and sidewalks (internal streets and along Park Road 22). Public improvements shall be completed and accepted prior recordation of plat.	Understood.	Noted 2-4-2019
5.	N/A	Identify and provide copy of regulatory agency for the storm water outfall discharge permit.	It's our understanding storm water outfalls will be covered under the city's current MS4 permit with TCEQ.	Noted 2-4-2019
6.	Informational	Utility installation request is required for any utility work within the state right of way.	Noted	Noted 2-4-2019
7.	Informational	Proposed driveway access into a TxDOT street, shall conform to access management of Texas Department of Transportation.	Noted	Noted 2-4-2019

UTILITIES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction is required for platting.	Noted.	Addressed.
2.	Utility Plan	Wastewater construction is required for platting.	Noted.	Addressed.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. A TXDOT permit is required for access onto South Padre Island Drive.	Noted.	Addressed.
2.	Plat 2	Starboard Drive "dead-ends" into Lot 3. Lots should be designed to have driveway access off of City-maintained streets.	Lot has been reconfigured such that dead-end has been removed, therefore this comment no longer applies	Addressed.

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Preliminary Flood Insurance Rate Maps ("FIRMs") have different Base Flood Elevation ("BFE") delineations. A plat note should be added to include the preliminary FIRM data.	Plat has been revised to reflect preliminary FIRM data by note.	Addressed.

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	<p>A. Hydrant locations not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (1500GPM, with 20 psi residual pressure).</p> <p>B. INFORMATIONAL NOTE: A fire hydrant shall be within 100 ft. of an FDC (Fire Department Connection)</p>	Noted. Assume comments to be informational as they pertain to design and not platting items.	Addressed.

		C. Hammer Head Turn Around shall comply with Appendix D of 2015 IFC.		
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GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comments. Plat has open space requirement note	Noted.	Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	This final plat is located along but not immediately adjacent to any bus stops served by bus Route 65 Padre Island Connection and should not adversely impact CCRTA bus route services.	Noted.	Addressed.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No Additional Comments	Noted.	Addressed.

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	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.
Noted.