

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: 18PL1110

MEDICAL CENTER SUBDIVISION, BLOCK 3, LOTS 1 & 2 (REPLAT – 20.16 ACRES)

Located west of 19th Street and north of Morgan Avenue.

Zoned: Lot 1: CG-2; Lot 2: CG-2 and CG-2 / SP 97-07 (Special Permit for Medical Helipad)

Owner: Jonny F. Hipp

Engineer: Hanson Professional Services

The applicant proposes to plat the property to combine all properties into two commercial lots.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	Acknowledged	Correct
2.	Plat 1	Correct the suffix of Buford Avenue on the plat and the location map.	Corrected	Correct
3.	Plat 1	The document numbers 200335, 300802 and 889093 DRNCT are incorrect document numbers.	Corrected	Correct
4	Plat 1	The plat is currently zoned CG-2.	Acknowledged	Correct
5	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Labeled	Correct
6	Plat	Correct the spelling of Nineteenth St. on the plat.	Corrected	Correct
7	Plat	Nineteenth St. is a 60' C-1 collector requiring a minimum 15' radius with street	15' Radius added	Correct

		dedication at the intersection of Hospital Blvd.		
8	Plat	Label the complete and correct legal description of the adjacent properties.	Labeled	Correct
9	Plat	Label the complete and correct street names including suffixes for all streets shown on the plat.	Labeled	Incorrect
10	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T.	Corrected	Correct
11	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T.	Corrected	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Replace the City Building Official certificate with a Planning Commission certificate, see below .	Corrected	Addressed.
2.	Plat 1	Correct the Development Services Engineer certificate to have William J. Green, P.E. as Development Services Engineer.	Corrected	Addressed.
3.	Plat 1	Verify and provide consistent fonts and text sizes on the General Notes.	Corrected	Addressed.
4.	Plat 1	Provide a 10' Utility Easement along 19 th Street and Hospital Boulevard as required for collector streets.	Added	Addressed.
5.	Plat 1	Provide a centerline for all streets. Provide half street distances for all streets fronting the plat boundary. Provide additional Right of Way dedication as necessary to meet City standards for the northwest corner of the plat for Buford Avenue.	Added	Addressed.
6.	Plat 1	Provide existing Public Utilities within plat boundary in a public Utility Easement. 15' for public water and waste water lines and 10' for public gas lines.	Added	Not addressed. Not labeled as U.E. Utility Easement.
7.	Plat 1	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	Added	Not addressed. On the lot labels, just provide the acreage. Remove "net" label and subsequent acreage with street dedication label.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
8.	Plat 1	Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	Added	Addressed.

Land Development #1 (cont'd):

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20____.

Nina Nixon-Méndez, F.A.I.C.P.
Secretary

Eric Villarreal, P.E.
Chairman

ENGINEERING				
Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets	
<input checked="" 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.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	All Frontages shall have a 20 feet Y.R. In particular northwest corner of plat.	Added	Addressed 3/4/2019
2.	Plat 1	Dedicate a 15 feet utility easement for the city waste water and city gas inside the property boundaries.	Added	Revise from 10 feet to 15 feet. 3/4/2019

		Dedicate 10 feet utility easement along the west boundaries.		Addressed 3/4/2019
3.	Plat 1	Public Improvement Plans are required for Water main along Hospital Blvd. (8 inch) and fire hydrants every 300 feet center to center. Dead end mains exceeding 99 feet are not permitted. Fire hydrants are required along Buford St. every 300 feet center to center. Public Improvements shall be accepted prior of recordation of plat.	Per meeting with city and subsequent emails, waterline and fire hydrants on Hospital Blvd and not required. Fires hydrants on Buford Avenue will be included in public improvements	Agreed and Noted on the fire hydrants. Prior to recordation: Sidewalk construction along Hospital Dr. is required. 3/4/2019
4.	SWQMP 1	Provide proposed lot line in the SWQMP to visualize the existing site that is developed.	Provided	Shared drainage easement is required. Storm pipes are crossing property boundaries. Provide storm flow arrows. Storm water runoff may be crossing property boundaries. 3/4/2019

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	Acknowledged	Addressed.

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		Addressed.

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		Addressed.

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		Addressed.

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution
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1.	Plat 1	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Added	Addressed.
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REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		This replat is located along and immediately adjacent to outbound stop #283 at 19th St. & Hospital, immediately adjacent to the Hector P. Garcia Clinic and bus stop #248 Christus Spohn Memorial Hospital. Both stops are served by bus Route 21 Arboleda and bus Route 30 Westside/Health Clinic. Please note that both recently retrofitted ADA bus stop are located completely within the street right-of-way and should any adjustments be required for either or both bus stops a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	Acknowledged	Noted.

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

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

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		No comment.		Addressed.

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
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. Development Fees were either previously paid or are exempt as the properties are platted with an existing Utility account.
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.