

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: 18PL1130

PRELIMINARY PLAT OF 100 SOUTH PADRE BLOCK 1 LOT 2 & LOT 3 (PRELIMINARY – 7.0826 ACRES)

Located south of Bear Lane between South Padre Island Drive (SH 358) and Enterprize Parkway.

Zoned: CG-2

Owner: Devary Durrill Foundation, Inc.

Surveyor: LJA Surveying, Inc.

The applicant proposes to preliminary plat property in order to subdivide into 2 lots for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	The plat does not close within acceptable engineering standards.	Individual lots closed. Exterior boundary corrected.	Correct, the plat closes within acceptable engineering standards.	Agree	Informational: Preliminary plats are not checked for closure, the radial bearings were changed and closure is not obtainable.
2.	Plat	Bear Ln. is a proposed 95' A1 arterial right of way and S. Padre Island Dr. is a 400' F1 Freeway/Expressway.	S. Padre Island Drive is a 300' R.O.W., see adjacent plats to the east.	Correct	Agree	

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3.	Plat	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	See Legend on previous submission.	Correct	Agree	
4.	Plat	Additional street dedication is required along Bear Ln.	Additional street dedication provided for new Lot 3.	Additional street dedication required, Bear Ln. is a proposed 95' A1 arterial right of way.	Additional street dedication has been added on Bear Lane.	Correct
5.	Plat	Lot Reserve "A" is not an acceptable lot number, correct and revise.	Reserve 'A' changed to Lot 3	Correct	Agree	
6.	Plat	The following right of way is to be labeled as South Padre Island Drive (SH 358).	Comment addressed	Correct	Agree	
7.	Plat	The radius at the intersection of S. Enterprize Pkwy and Bear Ln. will be a minimum of 20' with additional street dedication.	Comment addressed	Radius incorrectly labeled	Radius has been labeled correctly.	Correct
8.	Plat	Revise Note 8 to include the actual projection/basis of bearing and not just refer to a previous plat to determine this.	Additional information provided for GIS clarification.	Correct	Agree	
9.	Plat	Label the complete and correct legal description of the adjacent properties.	Comment addressed	Correct	Agree	

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LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	Remove all certificate blocks on the plat. This is only indicated on final plats.	Comment addressed	Addressed	Agree
2.	Plat	Add a note to the plat referencing the Owner/Developer name, address and contact number.	Comment addressed	Addressed	Agree
3.	Plat	Add the following note on the plat: Water and Wastewater Lot/Acreage fees shall be paid prior to recordation of the final plat.	Comment addressed	Addressed	Agree

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4.	Plat	Note 5 to plat: change "REZONED" to "REZONE".	Comment addressed	Addressed	Agree
5.	Plat	Show and label 20' Y.R. all street frontages.	Comment addressed	Addressed	Agree
6.	Plat	Show and label the square footage for each lot.	Comment addressed	Addressed	Agree
7.	Plat	Revise from 10 feet U.E. to 15 feet U.E. along Bear Ln. for Block 1, Lot 2.	Comment addressed	Addressed	Agree
8.	Plat	Phased development: Provide phase boundaries, phase number, phasing schedule, number of acres in each phase, and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing).	This is a Preliminary Plat in accordance with UDC section 3.8.3, per the City's request. No Phasing is anticipated. If this is a Master Preliminary Plat, the portion of land now labeled as Lot 3, should be considered a 'Remainder Tract' per UDC section 3.7.4 & 5.	We require compliance with both UDC 3.7 <u>and</u> 3.8. In appropriate circumstances, an applicant may combine these, if phasing is included in the 3.8 Preliminary Plat. UDC 3.7.4 requires, among other things, that "the boundaries of each phase shall be clearly shown on the master preliminary plat along with its assigned phase number. A proposed phasing schedule showing the proposed times for the beginning and end of each phase shall be provided, along with the number of acres and the land uses included in each	Phases and approximate schedules have been added. Addressed 2/28/19

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				phase." 2/4/2019	
9.	Plat	Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan.	Note added to previous TxDOT Access note.	Addressed	Agree
10.	Additional Comment	Revise the plat title first then block and lot. 2/4/2019	Title has been Revised.	Addressed	
11.	Additional Comment	Revise plat to full size 24 x 36 (Preliminary Plat) 2/4/2019	Plat has been revised to full size.	Addressed	

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes at Final Lot 2 <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.

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

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Informational	Public Improvements are required for sidewalk along S. Enterprize Parkway. Public improvements shall be completed and accepted prior to recordation of plat.	Construction is not proposed as part of this Plat. As such, please consider this requirement being performed as part of the Site Development.	It is a requirement for the final plat of Lot 2. The consideration if you want to install sidewalk at site development stage requires a deferment agreement with financial guarantee. 2/4/2019	Agree with a deferment agreement. Noted 3/1/2019
2.	SWQMP Informational	Revised post calculations will be required at site development.	Comment Noted.	Noted 2/4/2019	Agree
3.	SWQMP Informational	Any drainage into the State right of way shall be approved by Texas	Comment Noted.	Noted 2/4/2019	Agree

		Department of Transportation.			
4.	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Comment Noted.	Noted 2/4/2019	Agree

UTILITIES ENGINEERING (WATER AND WASTEWATER)

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

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. A TXDOT permit is required for access onto South Padre Island Drive.	Comment Noted.	Addressed

FLOODPLAIN

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

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	INFORMATIONAL: A fire hydrant shall be located within 100 feet of a FDC, required fire department connection.	Comment Noted.	

GAS

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment. Open space was noted on the plat.	Comment Noted.	

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This preliminary plat is located along but not immediately adjacent to any bus stops served by bus Route 16 Morgan and should not adversely impact CCRTA bus route services.	Comment Noted.	

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 1.5 miles E of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise.	Comment Noted.	

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 1.5 miles E of Corpus Christi International Airport. May be subject to occasional aircraft overflight and noise.	Comment Noted.	

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	Comment Noted.	

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

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. No comment.