

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: 18PL1128

GUTH PARKSIDE ANNEX, BLOCK 1, LOT 5 (REPLAT – 3.70 ACRES)

Located south of Up River Road and west of Rand Morgan.

Zoned: CN-1 & CG-2

Owner: Big Diamond, Inc., The Lollipop Tree Daycare, Inc. and Sam Kane Beef Processors, LLC

Engineer: Pape-Dawson Engineers

The applicant proposes to replat the property into order to combine 4 lots into 1 lot for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	The plat closes within acceptable engineering standards.	Noted	The area along Up River Rd. and Rand Morgan Rd. must be included as a street dedication and part of this plat. Closure cannot be checked by this plat as that part of the plat is missing.	Plat has been revised to include street dedication.	Correct – The plat closes within acceptable engineering standards.

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2.	Plat	Provide additional street dedication on Up River Rd. to remove the triangle at the L1 line dimension.	Plat has been revised	The area along Up River Rd. and Rand Morgan Rd. must be included as a street dedication and part of this plat. Closure cannot be checked by this plat as that part of the plat is missing.	Plat has been revised to include street dedication.	Correct
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.	Plat has been revised	Partially correct	Plat has been revised	Correct
4.	Plat	Up River Rd. is a proposed 60' C1 collector and Rand Morgan Rd. is a proposed 100' A2 arterial right of way.	Plat has been revised	The proposed Urban Transportation Plan (UTP) right of way does not necessarily determine the right of way width. They are minimums, sometimes the right of way width is greater than the minimum. Surveys and recorded documents are used to determine the actual width. In this case the right of way width may be greater than the minimum proposed UTP width.	ROW map shows the width of Up River Road as 60'. See attached ROW map.	Correct
5.	Plat	Label the right of way widths	Plat has been revised	See comment #4.	ROW map shows the width of Up	Correct

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		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.			River Road as 60'. See attached ROW map.	
6.	Plat	Name the plat as follows: Guth Parkside Annex, Block 1, Lot 5. The block and lot always follow the subdivision name. Lot 1RR may be confusing to others, therefore, use Lot 5.	Plat has been revised	Correct		Correct
7.	Plat	Label the complete and correct legal description of the adjacent properties. Additionally, label the adjacent properties without using the legend and place the label on said property.	Plat has been revised	Partially correct, label the property on the east side of Rand Morgan Rd.	Plat has been revised	Correct

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8	Additional Comment	Remove the existing lot lines and legal descriptions from the new plat.				
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LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	On the plat title replace "Replat Establishing" with "Replat of" then label plat title first then block and lot.	Plat has been revised	Under the plat title revise the legal description to read: "Being a replat of Lot 3, Block 1..."	Plat has been revised Addressed
2.	Plat	On all owners certificate blocks show and label the person's name and position title.	Plat has been revised	According to Appointment of Agent submitted "Delia Aleman" is President/owner. Correct and revised	Plat has been revised Addressed
3.	Plat	On the legend and plat remove the contours (Flood Zone C).	Plat has been revised	Addressed	
4.	Plat	Legend diamond shape #1, 2, 6 & 7 remove the reference "TO BE REMOVED BY THIS PLAT."	Plat has been revised	Addressed	
5.		Legend diamond shape #4 Change 20' Building Line to 20'Y.R. and remove the reference "TO BE REMOVED BY THIS PLAT."	Plat has been revised	Addressed	
6.	Plat	On the Legend and	Plat has been revised	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
		plat remove octagon shape # 2.			
7.	Plat	The receiving water note is missing on the plat notes. Correct and revise.	Plat has been revised	Addressed	
8.	Plat	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.	Plat has been revised	Addressed	
9.	Plat	In addition to the legend <u>provide the descriptions on the platted area</u> (reference Vol 63, Page 94 & Vol 60 Page 33).	Plat has been revised	Incomplete: provide the descriptions on the platted area (reference Vol 63, Page 94 & Vol 60 Page 33).	Plat has been revised Addressed
10.	Plat	Show and label the found monuments rods on the platted area.	Plat has been revised	Addressed	
11.	Plat	Show and label square footage on the platted area.	Plat has been revised	Addressed	
12.	Plat	Show and label centerline dimension intersecting at Up River Road and Rand Morgan (reference Vol 63, Page 94).	Plat has been revised	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
13.	Plat	Prior to plat recordation remove the reference: "This document is released for interim review..."	Noted	Prior to recordation.	

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" 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	Staff Resolution
1	Plat 1	Crosshatch the proposed easement closure, add dimension and square footage.	Plat has been revised.	Only keep the crosshatch for diamond shape 3 & 7. The rest of the symbols do not need to be crosshatch. Add in the description of diamond shape 3 & 7 easement to be vacated by this plat. 2/05/2019	Plat has been revised	Easement closure by plat per city staff will be approved with plat recordation. 3/4/2019
2	Plat 1	Continue existing 10 feet utility easement along west property boundary. NOTE: Staff will not endorse proposed	There are no existing utilities or proposed utilities along the western property lines. Existing easement has been crosshatch,	Noted 2/5/2019		

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		easement closure of the illustrated section of Diamond shape 3 abutting west property boundary.	dimensions added and square footage.			
3	Plat 1	<p>Remaining section of Diamond shape 3 proposed easement closure by plat is subject to staff confirmation of no existing utility infrastructure presence.</p> <p>NOTE: Removal and relocation of existing WW public infrastructure thru city approved public improvements plans will be required as a condition of easement closure by replat.</p>	<p>Wastewater will be removed and will not be replaced.</p> <p>Improvement plans will not be necessary.</p>	Plans will be required as a condition of easement closure by plat 2/5/2019	<p>Easement will be removed by plat.</p> <p>Existing waste water will be removed.</p> <p>Existing easement will not be utilized therefore there is no need for improvement plans.</p>	Per proposed cost estimate and plans the line will be abandoned in place. 3/4/2019
4		<p>Public Improvements are required for:</p> <ol style="list-style-type: none"> 1. Fire hydrant along Up River Rd. 2. Sidewalk (5 foot width) in Up River Rd. and Rand Morgan Rd. right of way 3. Removal and relocation of existing waste water as condition of easement closure by replat. <p>Public improvements</p>	<p>Up River Road and Rand Morgan Road are under TxDOT jurisdiction. TxDOT does not want sidewalks.</p> <p>Can we propose the installation of the fire hydrant and removal of waste water line to the issuance of the COO and not the plat recordation?</p>	<p>1. The hydrant shall be public; it is a platting requirement. The hydrant can only be deferred, if you enter into a deferment agreement with financial security.</p> <p>2. Per TxDOT and City agreement, the city is responsible of the requirements and maintenance of sidewalk. Per city ordinance the maintenance of sidewalks is by the owner of the property fronting their portion of right of way. Per</p>	We will enter into a financial agreement for the public fire hydrant and sidewalks.	Deferment agreement is requested by developer. 3/4/2019

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		shall be completed and accepted prior recordation of plat.		our UDC sidewalks are required. 3. The hydrant shall be public; it is a platting requirement. The hydrant can only be deferred, if you enter into a deferment agreement with financial security.		
5	Informational	Proposed driveway access into a TxDOT street, shall conform to access management of Texas Department of Transportation.	Driveway permits are attached for reference.	Noted 2/5/2019		
6.	Utility Plan	Define "OHU" line in Legend.	See revised plan	Not Addressed 2/5/2019	Plans have been revised	Addressed. 3/4/2019

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response		Staff Resolution	
1.	Plat	Water construction is required for fire protection. Water construction must conform to the Water Distribution System Standards.	Noted			
2.	Plat	No Wastewater construction is required for platting.	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 Rand Morgan Road.	TxDOT permit is attached		Addressed	

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

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

PARKS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response Addressed
1.	Plat	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."	Plat has been revised	Remove only "Public Open Space"	Plat has been revised

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

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

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

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

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

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

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

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.