

## 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: 18PL1131**

CLUB ESTATES SOUTH BLOCK 4, LOT 16R (REPLAT – 1.1486 ACRES)

Located south of Snowgoose Road and east of Everhart Road.

Zoned: CN-1

Owner: Coastal Plains Veterinary, LLC

Engineer: Munoz Engineering

The applicant is proposing to replat the property in order to combine 2 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.	CONCUR	Correct		
2.	Plat	Everhart Rd. is a 95' A1 arterial right of way and Snowgoose Rd. is a 60' C1 collector right of way. Additional dedication may be required on Everhart Rd. to facilitate public transportation and conform to the Urban	REVISED REQUESTED AS	Correct		

Plat Review Comments

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		Transportation Plan.				
3.	Plat	The radius at the intersection of Everhart Rd. and Snowgoose Rd. is to be a minimum of 20' and to include street dedication.	REVISED REQUESTED AS	Correct		
4.	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.	REVISED REQUESTED AS	Correct		
5.	Plat	Label the complete and correct legal description of the adjacent properties and include the adjacent lot lines.	REVISED REQUESTED AS	Show the partial southern boundary of Lot 12, Block 4, Club Estates South as recorded in v49/p69 MRNCT.	REVISED REQUESTED AS	Correct 2/19/19

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	On the owners' certificate block, correct and revise Mr. Wallek's title along the signature line.	REVISED AS REQUESTED	Addressed
2.	Plat	Show and label acreage on the platted area.	REVISED AS REQUESTED	Addressed
3.	Plat	Change the 10.U.E to 15.U.E along Everhart Road (UDC 8.2.3.A.2)	REVISED AS REQUESTED	Addressed
4.	Plat	Revise the General Note 1 to include the street dedication.	REVISED AS REQUESTED	Addressed

DEVELOPMENT SERVICES ENGINEERING	
Public Improvements	<input checked="" type="checkbox"/> Yes

Required?	<input checked="" type="checkbox"/> No		
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Streets
<input checked="" type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<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	Applicant Response
1.	Utility Plan	Missing gas line along Everhart Rd. and Snowgoose Rd.	REVISED AS REQUESTED	Addressed 2/4/19	
2.	Utility Plan	Revise typo errors because of the print of PDF.	REVISED AS REQUESTED	Addressed 2/4/19	
3.	SWQMP 1	Missing engineer of record sign and seal.	REVISED AS REQUESTED	Addressed 2/4/19	
4.	SWQMP 1	Revise typo errors because of the print of PDF.	REVISED AS REQUESTED	Addressed 2/4/19	
5.	SWQMP 2	Missing engineer of record sign and seal.	REVISED AS REQUESTED	Addressed 2/4/19	
6.	SWQMP 2	Revise typo errors because of the print of PDF.	REVISED AS REQUESTED	Addressed 2/4/19	
7.	SWQMP 2	Revise existing condition C value for undeveloped property. Revise existing condition Q value and Q difference.	DO NOT AGREE. SITE WAS PREVIOUSLY DEVELOPED WITH A STRIPES GAS STATION AND THE WHOLE PROPERTY WAS PAVED CONCRETE. PRIOR TO THE PROPOSED PROJECT, THE SITE WAS DEMOLISHED, THEREFORE RUN OFF WILL BE LESS WITH THE PROPOSED PROJECT.	Not Addressed. The property is vacant, and it was platted prior UDC and doesn't meet the UDC 8.2.8.B.1. b & c. Therefore, the existing C value shall be per undeveloped property. Revised per original comment. 2/4/19	REVISED AS REQUESTED Addressed 3/1/2019
8.		Public Improvements are required for water, along Snowgoose Rd.  Public improvements shall	THE AREA IS DEVELOPED AND ALL PROPERTIES HAVE WATER SERVICE AND MAIN LINES ADJACENT TO THEM. WE	Per conversation with Utilities Department and Development Services it has been determined the property complies with UDC 8.1.9	CONCUR. Noted 3/1/2019

		be completed and accepted prior recordation of plat.	SEE NO NEED FOR ADDITIONAL LINES.	Alternative Compliance and the requirements of water main and fire hydrants along Snowgoose Rd. are not required. 2/4/19	
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**UTILITIES ENGINEERING (WATER AND WASTEWATER)**

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Water construction is required along Snowgoose for platting. Water construction must conform to the Water Distribution System Standards, including the requirement of no dead-end mains.	THE AREA IS DEVELOPED AND ALL PROPERTIES HAVE WATER SERVICE AND MAIN LINES ADJACENT TO THEM. WE SEE NO NEED FOR ADDITIONAL LINES.	Per conversation with Utilities Department and Development Services it has been determined the property complies with UDC 8.1.9 Alternative Compliance and the requirements of water main and fire hydrants along Snowgoose Rd. are not required. 2/4/19
2.	Plat	Wastewater construction is not required for platting. The adjoining property is already developed and has service.	CONCUR	

**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.	REVISED AS REQUESTED	
2	Plat	Recommend closure of the non-conforming driveways on Everhart Road and Snowgoose Road.	REVISED AS REQUESTED	

**FLOODPLAIN**

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

**FIRE DEPARTMENT**

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

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<b>GAS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	CONCUR	

<b>PARKS</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment. Open space was noted on the plat.	CONCUR	

<b>REGIONAL TRANSPORTATION AUTHORITY</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	This replat is located along and immediately adjacent to out bound stop #988 at Everhart Road & Snowgoose Road (nearside) and is served by bus Route 32 Southside. Please note that the bus stop pole, sign assembly (2) bus benches and trash can are located completely within the Everhart Road right-of-way. Should any adjustments be required for this existing bus stop or any of the CCRTA equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	CONCUR	

<b>NAS-CORPUS CHRISTI</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	CONCUR	

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>				
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1.	Plat	No comment.	CONCUR	

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

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

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

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

**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.