

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: 18PL1096

CABANISS INDUSTRIAL PARK, BLOCK 4, LOT 1R (REPLAT – 4.24 ACRES)

Located east of Cactus Road and north of Cabaniss Parkway.

Zoned: IL

Owner: Paws Gulf Coast Humane Society

Engineer: Munoz Engineering

The applicant proposes to replat the property to combine 8 lots into 1 lot.

GIS							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1.	Plat	The plat does not close within acceptable engineering standards.	Changes have been made throughout the plans.	Incorrect, the plat does not close within acceptable engineering standards.	Plat closes	Correct - The plat closes within acceptable engineering standards.	-
2.	Plat	The plat name is unacceptable, revise and resubmit using the subdivision name Cabaniss Industrial Park with the appropriate block	Plat name has been changed to name asking for with plat number and block.	Incorrect, the plat block and lot number is a duplicate and not allowed and Cabaniss is incorrectly spelled throughout the plat	Corrected	Incorrect - The plat name shall be Cabaniss Industrial Park, Block 4, Lot 1R.	Corrected Correct

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		and lot number.					
3.	Plat	Label Cactus Rd. on the plat showing a portion thereof.	Road name has been added along center line of the street.	The correct name is Cactus Road not Drive, correct and revise.	Corrected	Correct	-
4.	Plat	Street centerlines shall not be solid lines.	Line has been changed to dashed.	Correct	-	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.	Right of way has been labeled with dimensions.	Correct	-	Correct	-
6.	Plat	Label the complete and correct legal description of the adjacent properties.	Name has been added.	Partially correct, the lot to the north is incorrect.	Corrected	Incorrect – Check the lot to the north and V54/P129-130. What is INDEPENT?	Corrected Correct
7.	Plat	The legal description is incorrect.	Description has been updated.	Incorrect	Corrected	Incorrect – look at V57/P187.	Corrected Correct
8.	Plat	All blocks are to be labeled on the plat, preferably using a circled number, correct and revise.	Blocks labeled as requested.	Although the format is correct the block is incorrect.	Corrected	Correct	-

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9.	Plat	Correct note # 4 to include the Texas South Zone 4205.	Notes # 4 has been updated to included south zone 4205.	Remove the ampersand and insert a semicolon.	Corrected	Correct	-
10	Plat	Correctly label the 16' Railroad Easement.	Revised	Correct	-	Correct	-
11	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T.	The changed have been made with legend added for abbreviations.	Incorrect	Corrected	Incorrect – Check the adjacent properties.	Corrected
12	Plat	The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T.	The changed have been made with legend added for abbreviations.	Correct	-	Correct	-

LAND DEVELOPMENT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1.	Plat 1 & 2	On the plat title label Block first then Lot.	Labels have been flipped.	Addressed	-		-
2.	Plat 1 & 2	Revise the legal description to read as: "Being a Minor of Cabaniss Industrial Park..."	Correction has been adjusted.	Due to public improvement: Revise the legal description to read as: "Being a Replat of Cabaniss Industrial Park..."	Revised	Addressed	-

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3.	Plat 1	On the owners certificate block label owners name and label the person name and title on the signature line.	Correction has been adjusted.	Incomplete correct and revise Cindy Thering title (reference your application)	Corrected	Addressed	-
4.	Plat 1	On the Planning Commission certificate block replace "Approved by Planning Commission" with "Approved by Development Services." Change "Secretary" to "Director" and remove the signature for chairman.	Correction has been adjusted.	Due to public improvement: revert back to the Planning Commission certificate block. For Platting purposes correct and revise the total pages of the plat as 2 and not 5	Corrected	Incomplete: change Approved by Development Services to Approved by Planning Commission	Corrected Addressed 2/28/19
5.	Plat 2	Show and label the block number and acres on the platted area.	Block number and lot number has been added.	Incomplete: Show and label the block and acres on the platted area.	Corrected	Addressed	-
6.	Plat 2	Reference Curve table to the plat.	Labels added for curb table.	Addressed	-		-
7.	Plat 2	Show and label a 10' U.E along Cabaniss Parkway (UDC 8.2.3.A.2).	10' Easement added along Cabaniss Parkway	The easement and Y.R line type appear to look similar. Correct and revise.	Corrected	Addressed	-

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8.	Plat 2	Add a plat note indicating found 5/8 inch iron rods sets.	Note 12 indicates.	Addressed	-		-
9.	Plat 2	Note 3: insert the following "The TCEQ has <u>classified the aquatic life use for the</u> " Oso Creek Basin as "Exceptional" ... etc.	Notes updated.	Incomplete: Note was not update and revise word format to match all notes.	Note is updated and correct to classification	Addressed	-
10.	Plat 2	Note 9: Make Yard Requirements singular; delete "s".	Letter deleted	Addressed	-		-
11.	Plat 2	Add Legend and define RR, YR, UE.	Legend added on plat sheet	Addressed	-		-

ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <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 **Not Waivers: SIDEWALK**

ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat 1	Provide a utility easement	This is an existing line and easement, the buildings have	Not addressed 1-31-2019	This easement is existing and is not to be increased.	Not addressed 2/18/2019	Provided	Addressed 3/5/2019

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		and shall be not less than 15 feet for the existing waste water main.	been previously approved and documentation is attached to submission. Unable to provide additional easement.					
2.	Plat 2	Revise note of the receiving water since it is Oso Creek Basin and not Corpus Christi Bay.	Corrected to Oso Creek Basin	Not addressed, there is a portion that is saying Oso Bay. 1-31-2019	The Oso Creek Flows into the Oso Bay which the Oso Bay is the receiving waters.	Addressed 2/18/2019	-	
3.	Plat 3	Provide existing structures that are within the property boundaries on the utility plan.	Building added on utility plan	Buildings are existing non-conforming. Not addition shall be permitted in case of demolition they must comply with city regulations.	Okay	Noted 2/18/2019	-	
4.	Plat 4	Revise information on the SWQMP to match the plat proposed legal name. Cabaniss School	Name updated	Not addressed 1-31-2019	Revised	Addressed 2/18/2019	-	

		Subdivision is incorrect.						
5.	Additio nal Comm ent	Public Improvements are required for sidewalk along Cabaniss Pkwy.. Public Improvements shall be complete and accepted prior of recordation of the plat. 1-31-2019			Requesting Waiver	a	Noted Submit the \$160.00 application fee for the waiver. Plat consideration by the planning commission must follow planning commission action on waiver request. 2/18/2019	

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	INFORMATIONAL NOT: Fire hydrants in Light Industrial areas must flow 3,000 gpm @ 20 psi per the City of Corpus Christi	Notes added on utility plan	

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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."	Note 13 indicates	Revise word format to match all notes.	Revised	Addressed

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.	ok	

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 0.05 miles from NALF Cabaniss. Depending on the nature of the construction airspace studies and/or EAs may need to be filed.	Part of building permits	

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Located approximately 0.05 miles from NALF Cabaniss. Depending on the nature of the construction airspace studies and/or EAs may need to be filed.	Part of building permits	

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.

ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.

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.