

## **COMMENT RESOLUTION NO. 2** **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: 18PL1142**

THE ESPLANADE UNIT 1, BLOCK 1, LOTS 2A & 2B (REPLAT – 1.63 ACRES)

Located south of Wooldridge Road and east of South Staples Street.

Zoned: CG-2

Owner: IBC Bank

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to sell Lot 2B.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	NOTED	Correct
2.	Plat 1	The block and lot will follow the subdivision name in the plat title.	COMPLIED	Correct
3.	Plat 1	Label the complete and correct legal description of the adjacent properties, see v67/p11 and v51/p123-124.	I think we have complied. We corrected the page no. for v67/p11 and we do not think that v51/p123-124 is applicable	Correct
4	Plat 1	All blocks are to be labeled on the plat, preferably using a circled number, correct and revise.	COMPLIED	Correct
5	Plat 1	The lot numbers on the plat do not match the lot numbers in the plat title.	COMPLIED	Correct
6	Plat 1	Label the right of way widths and centerline dimensions for all streets shown	COMPLIED	Label the rights of way widths too.

		on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	COMPLIED 2/8/19	Corrected 2/11/19

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Chamfered YR on Lot 2-A is not located and labeled as a YR. Previous plat has a 77' distance from radius tangent of Esplanade Drive with South Staples Street. Call out the distance from the point that is the intersection of line A and line B, to the Y.R.	NOTED COMPLIED	Addressed.
2.	Plat 1	Provide surveyor registration number on surveyor certificate.	COMPLIED	Addressed.
3.	Plat 1	Correct Note 4 to the following Oso Bay Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". TCEQ also categorized the receiving water as "contact recreation" use.	COMPLIED	Addressed.
4.	Plat 1	Correct half street distance to 50' as per previous plat.	COMPLIED	Addressed.
5.	Plat 1	Provide 15 feet U.E. along Staples St.	COMPLIED	Addressed.
6.	Plat 1	Typographical: Note 1: Delete "ordinance."	COMPLIED	Addressed.

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Water <input type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Wastewater <input checked="" 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
1.	Plat 1	Provide existing 10 feet U.E. adjacent lot.	COMPLIED	Addressed 2/6/2019
2.	Plat 1	Provide shared access agreement between the proposed lots.  Future driveway in Lot 2-B will not comply with the minimum separation of 150 feet between driveways (existing adjacent driveways).	See comments in earlier email  WE CAN FIND NO DOCUMENTATION THAT REQUIRES 150' DRIVEWAY SPACING. SEE ATTACHED SKETCH SHOWING SPACING OF EXISTING DRIVEWAYS ON ESPLANADE DR. 2/8/19	Not Addressed. Response needs to be provided in writing and not reference to emails. 2/6/2019  Noted 3/1/2019
3.	Plat 1	Revise from 5 feet D.E. to 10 feet D.E. on Lot 2-B.	COMPLIED	Addressed 2/6/2019
4.	Utility Plan	Provide existing utilities and structures within the boundaries of the plat.	See comments in earlier email	Addressed 2/6/2019
5.		Public Improvements are required for the following: 1. Sidewalk ramps along the existing sidewalk. 2. Waste water to service Lot 2-A.  Public Improvements shall be completed and accepted prior of plat recordation.	See comments in earlier email  UTILITY SKETCH IS REVISED TO SHOW PRIVATE EASEMENT FOR ROUTE OF SERVICE FROM LOT 2A. SEE NEXT RESPOSE BELOW 2/8/19	Not Addressed. Response needs to be provided in writing and not reference to emails. 1. Not Addressed. 2. Utility plan is not showing the requirements for the waste water service on Lot 2-A. 2/6/2019  1. Noted. Since there is no response we will assume there is no objection with the comment. 2. Addressed. 3/1/2019

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction is not required for platting.	NOTED	Addressed.
2.	Utility	Wastewater construction is required for	NOTED, WAIVER IS REQUESTED TO	Noted. (See attached template for WW

	Plan	platting (Information: Lot 2-A will require wastewater service, but a waiver may be granted from the requirement of extending the main along the entire frontage. Meeting the frontage requirement would serve no purpose, because surrounding property already have the availability to wastewater services.)	NOT PROVIDE WASTEWATER LINE ACROSS ENTIRE FRONTAGE BECAUSE IT WOULD NOT SERVE ANY MEANINGFUL PURPOSE. PLAT WILL SHOW A PRIVATE EASEMENT AND EXISTING SERVICE FROM BANK WILL BE REROUTED THROUGH THAT EASEMENT. 2/8/19  NO TEMPLATE WAS ATTACHED	Waiver request to Planning Commission)  Addressed by alternative compliance with private easement for existing service line. Land Development 3/4/19
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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.	NOTED	Noted.

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Informational Note: A fire hydrant is required within 100' of an FDC, fire department connection.	NOTED	Noted.

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

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
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	COMPLIED	Addressed.

		phase.”		
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REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

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

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

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

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

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

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

1. Development fees were addressed with Unit 1 plat.
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.