

## 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: 18PL1113

BRENNAN ADDITION, BLOCK 4, LOT 12R (FINAL – 0.105 ACRES)

Located west of Hwy 286 (Crosstown Expressway) and north of Lipan Street.

Zoned: IH Heavy Industrial (Rezoning to RS-4.5)

Owner: Habitat for Humanity

Surveyor: Brister Surveying

The applicant proposes to plat the property to construct a residential home.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	No action taken	Addressed.
2.	Plat 1	All blocks are to be labeled on the plat, preferably using a circled number, correct and revise.	Added circled block number	Addressed.
3.	Plat	Label the complete and correct legal description of the adjacent properties.	Added subdivision name, volume, and page to adjoining north lots	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat will not be scheduled on a Planning Commission agenda until the Rezoning has been approved by City Council.	Ok	Not Addressed. Not approved by City Council as of December 10, 2018  Addressed.
2.	Plat 1	Clip the 10' YR/UE at the 10' UE	Clipped 10' YR/UE at 10' UE	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
3.	Plat 1	Remove note 7 from plat.	Note #7 removed	Not Addressed. Note 9 same as previous Note 7. Addressed.
4.	Plat 1	Water Distribution System Lot fee – 1 Lot x \$182.00/lot = <b>\$182.00</b>	Ok	Addressed.
5.	Plat 1	Wastewater System Lot fee – 1 Lot x \$393.00/lot = <b>\$393.00</b>	Ok	Addressed.
6.	Plat 1	Water Pro-Rata – 49.11 LF x \$10.53/LF = <b>\$517.13</b>	Ok	Addressed.
7.	Plat	<p>Community Enrichment Fund fee = (Land Dedication Required) x (Fair Market Value or Actual Purchase Price)</p> <p>Land dedication: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 d.u. x 1 unit = <b>0.01</b> acre of land dedication.</p> <p>In lieu of land dedication, \$62,500/acre x .01 acre = <b>\$625</b> is due unless fair market value/purchase information is provided.</p> <p>The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date). The fair market value may not exceed \$62,500.00 (UDC 8.3.6).</p>	Ok	Addressed.
8.	Plat 1	Park Development Fee (\$200 per unit) – (\$200) x (1 unit) = <b>\$200.00</b>	Ok	Addressed.
9.	Plat 1	Add a note on the plat indicating that the Lot has been legally established as a Non-conforming lot to the Development Standard of the Zoning District by the request of the street dedication. UDC	Added note #7	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		Section 9.5.1.A		
10.	Plat 1	Lipan St. is a 60' C1 Collector requiring a minimum 15' radius at the intersection with Coke St.	Changed 10' radius to 15' radius	Addressed.
11.	Plat 1	Change plat title and lot label from Lot 12A to Lot 12R.	Changed 12A to 12R	Addressed.
12.	Plat 1	Remove "1902" from Lipan Street label.	1902 removed	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.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		<p>Public Improvements are required for sidewalk along Coke St.</p> <p>Public improvements shall be completed and accepted prior recordation of plat.</p> <p>Water improvements will not be required because of UDC 8.1.9.</p>	Will be adding sidewalk along Coke St.	Noted. 12-10-2018

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Add a note on the plat requiring conformance to the visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.	Added note #8	Addressed.
2.	Plat	Proposed driveway access to a public City Street shall conform to access	Ok	Addressed.

		management standards outlined in Article 7 of the UDC		
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FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		

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

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

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 phase."	Added note #9	Not Addressed. Note 9 same as previous Note 7. Disregard Park Comment as Land Development Comment #7 has addressed the Public Open Space requirement.

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

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

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

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No Comment - Not TxDot		

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