

4/11/2019

**PLAT REVIEW COMMENTS (3/20/19)**

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: 19PL1024

CHAMBERLIN'S BLOCK 14, Lot 17R (FINAL REPLAT – 0.14 ACRE)

Located west of Twelfth Street and north of Marguerite Street.

Zoned: IL

Owner: Irma Linda Everett

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes replat a portion of unplatted lots in order to obtain a building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	The plat has changed and closes within acceptable engineering standards.	NOTED	
2	Plat	Correct the spelling of Twelfth St.	DONE	Correct	NOTED	
3	Plat	A minimum 10' radius is required at the intersection of Twelfth St. and Marguerite St.	DONE	Correct	NOTED	
4	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Correct	NOTED	
5	Plat	The location map is zoomed in too close making it difficult to locate the property.	DONE	Correct	NOTED	
6	Plat	The plat is lacking minimum yard requirements for the current IL zoning designation.	DONE	Correct	NOTED	

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7	Plat	Plat Note 6 references depicted yard requirements that are not depicted on the plat.	DONE	Correct	NOTED	
<b>LAND DEVELOPMENT</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	Reference Lot 17-R to Lot 17R	DONE	Not Addressed: The plat title does not match Lot 17R and add the word "Subdivision" after Chamberlin's. Correct and revise.	DONE	Addressed 4-02-19
2	Plat	On the Planning Commission certificate block remove the reference "18PL1137"	DONE	Addressed	NOTED	
3	Plat	The abutting lot lines are incomplete. Correct and revise.	DONE	Addressed	NOTED	
4	Plat	Show and label the legal description abutting properties and block 18.	DONE	Not Addressed: Only the legal description is required. Remove names from adjacent lots.	DONE	Addressed 4-02-19
5	Plat	Show and label a 20' Y.R along Marguerite Street and Twelfth Street (UDC Table 4.6.3	DONE	Addressed	NOTED	
6	Plat	Edit Note 1: change "ARE" to "AREA".	DONE	Addressed	NOTED	
7	Plat	Edit Note 2: insert "as": "...EXCEPT AS OTHERWISE SPECIFIED."	DONE	Addressed	NOTED	
8	Plat	INFORMATIONAL: If the applicant plans to demolish the existing structure and build a new residential structure, a rezoning is required.	NOTED	Addressed	NOTED	
9	Plat	Water Pro-Rata - 59 LF x \$10.53/LF = \$ 621.27	NOTED	Prior to plat recordation	NOTED	

<b>DEVELOPMENT SERVICES ENGINEERING</b>		
<b>Action</b>	<b>Yes</b>	<b>No</b>
Public Improvements Required?		No
Water		No

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Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks		No
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	noted			
2	Plat	No wastewater construction is required for platting.	noted			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial and industrial Areas: Light Mercantile areas shall 1,550 GPM with 20 psi residual Fire hydrant every 300 feet	noted			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1	Plat	No comment.	noted			
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#### PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The open space regulation is noted on plat.	noted			

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route. Expand geographic area location map.	noted			

#### NAS-CORPUS CHRISTI

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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

#### INFORMATIONAL

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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.