

4/22/2019

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: 19PL1014

FLOUR HEIGHTS, BLOCK 1, LOT 20 (FINAL REPLAT – 0.7466 ACRES)  
Located east of Flour Bluff Drive and north of Purdue Road.

Zoned: RS-6

Owners: Wesley and Stacy Migil  
Engineer: Voss Engineering, Inc.

The applicate proposes to plat the property in order to obtain a building permit for a residential use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	ok	Correct		
2	Plat	Show the centerline of Sea Oak Dr. on the plat.	added	Sea Oak Dr. is a 90’ wide street with traffic islands. It appears the centerline of Sea Oak Dr. is in close proximity to the center of the plat and not directly across from the southwest boundary, recheck and resubmit.	revised 3/27/19	Correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change the 10' U.E to 15' U.E (UDC 8.2.3.A)	revised	Addressed		
2	Plat	Water Distribution System acreage fee – 0.75 acres x \$719.00/acre = \$539.25	ok	Prior to plat recordation		
3	Plat	Wastewater System acreage fee – 0.75 acres x \$1,571.00/acre = \$1,178.25	ok	Prior to plat recordation		

4	Plat	Wastewater Pro-Rata – 108.40 LF x \$12.18/LF = \$1,320.31	ok	Prior to plat recordation		
5	Plat	Water Pro-Rata - 108.40 LF x \$10.53/LF = \$1,141.45	ok	Prior to plat recordation		
6	Plat	Along the rear property line Change 50' Y.R. to 50' B.L.	revised	Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Wastewater		No
Stormwater		No
Fire Hydrants	Yes	No
Manhole		No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	submitted	
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	2	Public improvements: The following public improvements are required: Fire hydrants and Sidewalks.	waiver submitted	FIRE HYDRANT has been addressed (Existing FH is enough): present the sidewalk waiver to Planning Commission for consideration.		
2	1 and 2	Dedicate additional ROW for a total of 47.5' from the CL to PL.	revised	Addressed		
	Informational	At the building stage: Street cut / bore permit is required to connect to the Wastewater Main which is located in the pavement; submit a Waiver Request to be able to open cut the street.	ok	Addressed		
3	Informational	SWP3 and Stormwater calculations are required at the building stage	less than 1 acre	Addressed		
4	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	ok	Addressed		

UTILITIES ENGINEERING (WATER AND WASTEWATER)

4/22/2019

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for Single-family use.	ok	Addressed		
2	Plat	No wastewater construction is required for platting.	ok	Addressed		

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

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

FIRE DEPARTMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 gpm with 20 psi residual Fire hydrants to be located every 600 feet apart.	Fire hydrant within limits	Informational		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.		Prior to plat recordation		
		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)		Prior to plat recordation		

		a. 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)		Prior to plat recordation		
		The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided. b. Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00	ok	Prior to plat recordation		

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 1.1 miles N of NALF Waldron may be subject to occasional aircraft overflight and noise.	ok	Informational		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 1.1 miles N of NALF Waldron may be subject to occasional aircraft overflight and noise.	ok	Informational		

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

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	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 conditionfor 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.