

## 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: 18PL1136**

PADRE ISLAND NUMBER 1, BLOCK 13, LOT 1R (REPLAT – 4.907 ACRES)

South of Las Tunas between Palmira Avenue and South Padre Island Drive (Park Road 22).

Zoned: CR-2 / IO

Owner: Yasin Investment, LLC

Surveyor/Engineer: Brister Surveying

The applicant proposes to replat the property to combine 18 lots into 1 lot for commercial use.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No action taken	Correct
2	Plat	The 10' UE created by plat v13p1-8 MRNCT is to be closed but it appears to be designated for water and wastewater lines. If this will be used as such label as a UE and do not delete.	New dedicated 15' easement adjacent to closed 10' U.E. by this plat	Correct
3	Plat	The adjacent streets are to be labeled and include the suffix.	Added Las Tunas Drive	Correct
4	Plat	Palmira Ave. right of way is measured 60' wide according to the plat directly south recorded in v68/p218 M.R.N.C.T. and the plat due west recorded in v68/p615 M.R.N.C.T.	Changed Palmira Ave. from 50' to 60'	Correct

5	Plat	S. Padre Island Dr. is a dedicated A2 arterial right of way and Palmira Ave. is a C1 collector right of way. Palmira Ave. requires additional right of way dedication.	Current ROW of Palmira is 60' no dedication required. Plat changed to show field verified 60' ROW	Correct
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LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Label plat title first then block and lot.	Changed to have Subdivision first then Block and Lot	Addressed
2.	Plat	Show and label 15' U.E along South Padre Island Drive (Park Road 22) (UDC 8.2.3.A.2)	Added 15' U.E.	Addressed
3.	Plat	Show and label 10' U.E along Palmira Avenue (UDC 8.2.3.A.2).	Added 10' U.E.	Addressed
4.	Plat	Show and label one-foot contours or spot elevations on the plat (Flood Zone A13).	Added spot elevations	Addressed
5.	Plat	Wastewater System acreage fee – 4.91 acre x \$1,571.00/acre = \$7,713.61	Ok	Prior to recordation
6.	Plat	Water Distribution System acreage fee – 4.91 acre x \$1,439.00/acre = \$7,065.49	Ok	Prior to recordation
7.	Plat	Water Pro-Rata – 475.01 LF x \$10.53/LF = \$5,001.86	Ok	Prior to recordation

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Water <input checked="" 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	Applicant Response
1.	Plat 2	Crosshatch, add dimension and square footage of the proposed easement closure by plat.  NOTE: proposed easement closure by plat is subject to staff confirmation of no existing utility infrastructure presence.	Added crosshatch, dimension and square footage of proposed 10' U.E. closure	Noted, Easement has been sent to the staff for confirmation of closure. 2/5/2019.	Ok
2.	Plat 2	Provide document number of the recorded access agreement for private cart path along abutting property boundary to the south (Block 13, Lot 10, Padre Island Number 1) per city ordinance No. 031569. Insert "Doc. No. _____" to be filled in when separate instrument easement is recorded  NOTE: Minimum width of private dedication shall be no less than 10 feet. Document number recorded in O.P.R. of Nueces County required for plat recordation.	Added Doc. No. _____ to be provided prior to plat recordation.	Noted. 2/6/2019.	Ok
3.	Plat 2	Provide shared egress/ingress easement between this plat and abutting property to the north (Block 12, Lot 20A,	Added Doc. No. _____ to be provided prior to plat recordation.	Noted. 2/6/2019.	Ok

Plat Review Comments

Monday, December 24, 2018/Updated Wednesday, February 06, 2019/Update Tuesday April 16, 2019

		Padre Island Number 1) per city ordinance No. 031569. Insert "Doc. No. _____" to be filled in when separate instrument easement is recorded.  NOTE: A recorded copy of joint access easement will be provided prior to plat recordation.				
4.	Utility Plan	Missing existing water lines along SPID.	Added water line	Not Addressed. Utility Plan revision was not submitted (include existing and proposed utilities including the 24" waste water). 2/6/2019.	Submitted updated utility plan	Utility Plan: addressed. Prior to recordation: Public Improvement plan review, construction, acceptance.
5.	Drainage Plan (SWQMP)	NOTE: Drainage plan subject to site development review and approval.	Ok	Noted 2/6/2019	Ok	Informational.
6	Utility Plan & Drainage Plan (SWQMP)	Proposed driveway access and storm water runoff into a TxDOT street, shall conform to access management of Texas Department of Transportation and subject to their approval.	Ok	Noted 2/6/2019	Ok	Prior to Recordation.
7		Public Improvements are required for the following: 1. Fire hydrant along Palmira Dr. (300 feet on center) 2. Waste Water per Master Plan. NOTE: City is willing to	Ok	Noted. Submit waiver request for the waste water master plan line of 10 inch along SPID/PR-22 and \$160.00 fee per UDC Section 3.8.3.D. Plat consideration by the	Per city discussion waiver is no longer required	Waiver not required is for 10" wastewater along SPID per city master plan. 4-15-2019

		consider applicant WWMP amendment application. 3. Sidewalk (5 feet) along SPID (PR-22) and Palmira Avenue (4 feet).  Public improvements shall be completed and accepted prior recordation of plat.		Planning Commission must follow PC action on waiver request. Utilities Department and Development Services are in support of the waiver. 2/6/2019.		
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UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Wastewater construction is required for platting. The plans must conform to the Wastewater Collection System Master Plan.	Added wastewater line crossing Palmira Ave.	See comment #7 Development Services Engineering

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: Ensure fire hydrant(s) flow 1500 gpm at 20 psi residual per the City of Corpus Christi Water Distribution Standard.	Ok	
2.	Plat	Informational Note: A fire hydrant is	Ok	

		required within 100' of a FDC		
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GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.		

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

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This replat is located along but not immediately adjacent to any bus stops served by bus Route 65 Padre Island Connection and should not adversely impact CCRTA bus route services.	Ok	

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

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

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

AEP-DISTRIBUTION				
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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.

**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.
2. Informational: Property is zoned CR-2 / IO (Commercial Resort 2 with Island Overlay)