

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: 19PL1013

PRELIMINARY PLAT OF THE PRESERVE AT MUSTANG ISLAND UNIT 2 (PRELIMINARY – 115.87 ACRES)
Located east of State Highway 361 and north of Zahn Road.

Zoned: RM-AT/PUD, RM-AT & CR-2

Owner: Coastal Bend Bays & Estuaries Program & Tortuga Dunes Holding Company, LLC
Engineer/Surveyor: Hanson Professional Services Inc.

The applicant proposes to preliminary plat the property in order to subdivide into 11 lots.

GIS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats. All perimeter bearings and dimensions must be labeled	ACKNOWLEDGED	Incomplete	All property added	Correct		
2	Plat	The preliminary plat will include all contiguous property owned by Coastal Bend Bays & Estuaries Program, Inc. and Tortuga Dunes Holding Company, LLC. (see doc. 2016052490)	ACKNOWLEDGED	Incorrect, Did not include all of the property that was owned and not previously platted.	All property added	Lot Lines are not to be dash lines. Correct and revise.		
3	Plat	Label the complete and correct legal description of the adjacent properties.	LABELED	Correct		Correct		
4	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	LABELED	Incomplete Need the centerline dimension of SH 361.	LABELED	Incomplete- Label centerline dimension of SH 361 on Page 2 as well		
5	Plat	The location map is not reflective of the entire preliminary plat, correct and revise.	REVISED	Correct and this will change once the perimeter boundaries are revised.	REVISED	Correct		
6	Plat	Include the projection in General Note #2.	INCLUDED	Correct		Correct		
7	Plat	Phase One will include all of the lots included in the final plat of The Preserve Mustang Island unit 2 and Phase Two will include all of the remaining lots not included in the final plat.	ACKNOWLEDGED SEE GENERAL NOTE #4	Incorrect, check the phase schedule, the remaining is missing.	REVISED	Correct		
8	Plat	The legend is incomplete and without order, correct and revise.	CORRECTED	Correct				

LAND DEVELOPMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove all certificate blocks on the Preliminary plat, these are typically requested on Final Plats	REMOVED	Addressed				
2	Plat	In addition to Note 4 referencing Coastal Bend Bays & Estuaries also add a note referencing the ownership information for Tortuga Dunes Holding Company, LLC.	ADDED	Addressed				
3	Plat	The receiving water note is missing from the General Notes. Correct and revise.	REVISED	Not Address: The receiving water is Laguna Madre Basin and not Corpus Christi Bay. Correct and Revise.	REVISED	Addressed		
4	Plat	Add a note to the plat: On Street parking along 20-Foot Wide Roadways is Prohibited.	ADDED	Addressed				
5	Plat	Add a note to the plat who will maintain all street and alleys, for Lot 1R, Block 19	ADDED	Addressed				

6	Plat	The Phasing Scheduling for Phase I and Phase II shown Sheet 1 of 4 is incomplete. Correct and revise all lots and blocks.	CORRECTED	Addressed				
7	Plat	On the plat identify phasing for each lot.	LABELED PHASES	Addressed				
8	Plat	Include the phasing schedule to the General Notes	INCLUDED	Addressed				
9	Plat	Add a note to the plat the current zoning.	ADDED	Include another zoning: RM-AT/PUD	ADDED	Not Addressed: General Note 8 should read: RM-AT, RM-AT(PUD) & CR-2 & include created Lots 10 & 11, Block 2 to General Note 5 reference owned by Tortuga Dunes Holding Company, LLC.		
10	Plat	On the plat identify Zoning designation boundaries.	IDENTIFIED	The zoned portion to the east of Block 2 is "RM-AT/PUD". Correct and revise.	ADDED	Addressed		
11	Plat	Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan	ADDED	Addressed				
12	Plat	Correct and revise the U.E and Y.R along all Blocks 2 & 19 (reference Vol 67, Pgd 186-188).	REVISED	Label 5' YR/U.E along Rum Cay Court as shown in Vol 67, Pgs 186-188	ADDED	Addressed		
13	Plat	The bold lot lines are not legible for plat review correct and revise.	REVISED	Addressed				
14	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land.	ADDED	Addressed				
15	Plat	Identify "conservation area" on the platted areas .	IDENTIFIED	Addressed				
16	Plat	Add Notes 7 & 8 reference on Vol. 67, Pages 186-188 to the current plat.	ADDED	Addressed				
17	Plat	Label the right-of-way width of Rum Cay Ct.	LABELED	Addressed				
18	Plat	Not Address: Correct and revise total platted area on General Note 10.						

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1 & Plat 2	Proposed easement closure by plat is subject to staff confirmation and approval of abandonment of existing City infrastructure.	ACKNOWLEDGED	Prior to recordation.				
2	Plat 1 & Plat 2	Block 2, Lots 7 & 8 are landlocked. Provide a shared access for these lots.	LOT 8 WAS COMBINED WITH LOT 6	Not addressed. Lot 7 is landlocked.	Access Easement added	Addressed		
3	Plat 1 & Plat 2	Provide 15 feet U.E. on Lot 9 along the SH-361 per UDC 8.2.3.A.2	PROVIDED	Not addressed. 15 foot U.E. dedication required for portion of contiguous property abutting SH-361.	Added	Addressed		

4		Missing Storm Water Quality Management Plan.	PROVIDED	Not addressed. SWQMP doesn't include the entire parcel of the preliminary plat.	Revised	Addressed		
5	Informa	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	ACKNOWLEDGED	Informational				
6	Informa	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.	ACKNOWLEDGED	Informational				
7	Plat	Add a street section	ADDED	Addressed				
8	Plat	Add contour intervals for FEMA flood zones, and other missing items from Preliminary Plat Checklist, Application page 2	ADDED	Addressed				

UTILITIES ENGINEERING (WATER AND WASTEWATER)

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

TRAFFIC ENGINEERING

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

FLOODPLAIN

No.	Plat	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise plat note 1 to include the approved CLOMR data. Add an additional plat note for the preliminary Flood Insurance data.	REVISED	Addressed				

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Meeting 1500 GPM with 20 psi residual. If buildings are completely covered with an approved sprinkler system including clubhouse. Hydrants are allowed to be 500 feet apart. However, hydrants are to be located 100 feet to FDC and hose lay 300 from farthest point of structure.	ACKNOWLEDGED	Informational				
2	Plat	IFC 2015 APPENDIX D D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	ACKNOWLEDGED	Informational				
3	Plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	ACKNOWLEDGED	Informational				

4	Plat	Figure D103.1 requires 120 feet hammerhead, 20 feet width, 26 feet entry route and 28 feet radius. Note: due to the minimum standards being applied: No Parking will be enforced in accordance with section D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	ACKNOWLEDGED	Informational				
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GAS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.						

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

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

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

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

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

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