

# PLAT REVIEW COMMENTS (4/11/19)

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: 19PL1038

YBARRA TERRACE, LOT 1(FINAL – 9.04 ACRES)

Located west of Yorktown Boulevard and north of Weber Road.

Zoned: FR

Owner: Esther Castillo Ybarra

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a single family residence.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	Correct		
2	Plat	Label the complete and correct legal description of the adjacent properties.	COMPLIED	Correct		
3	Plat	Informational: Approximately 60% of the lot resides in the Accident Potential Zone 1 (APZ-1) of the Air Compatible Use Zone (AICUZ).	NOTED	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Clip Location Map window to clarify Plat description.	COMPLIED	Addressed.		
2	Plat	Provide half street distance to property line.	COMPLIED	Addressed.		
3	Plat	Provide a shorter dashed line for the YR.	COMPLIED	Addressed.		
4	Plat	Provide a 15' UE along Weber Road.	COMPLIED	Addressed.		
5	Plat	Provide a Legend for the acronyms used on the plat.	COMPLIED	Addressed.		
6		Water Distribution System acreage fee – 9.04 acres x \$719.00/acre = \$6,499.76	NOTED	Will be addressed prior to recordation		
7		Wastewater System acreage fee – 9.04 acres x \$1,571.00/acre = \$14,201.84	NOTED	Will be addressed prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat conditional comment: Plat layout depends on final resolution of the UTP amendment plan.	NOTED	Addressed. Amendment to UTP approved by City Council. Map updated by GIS.		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes NOTED	
Water	Yes NOTED	
Wastewater	Yes PUBLIC WASTEWATER NOT AVAILABLE, ONSITE TREATMENT WILL BE UTILIZED, PREVIOUSLY AGREED TO *	
Stormwater		No
Fire Hydrants	Yes NOTED	
Manhole		No
Sidewalks	Yes SIDEWALK IS EXISTING	No (Changed from Yes to No based on response 4/18/19)

Streets	No
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\*Staff Response to Wastewater Applicant response: Applicant is applying for wastewater construction waiver & lot/acreage fee exemption  
Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	Waiver requested from Wastewater construction and wastewater lot/acreage fee exemption
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Informational: Prior to recordation: Proposed driveway access to FM-43 shall meet Texas Department of Transportation Requirements.	DRIVEWAY IS EXISTING, CONSTRUCTED WITH WEBER ROAD IMPTS	Noted		
2		Informational: Prior to recordation: Proposed water line crossing under Weber Rd (FM 43) subject to TxDOT approval.	NOTED	Concur		
3		Informational: Prior to recordation: Proposed stormwater drainage to Weber Rd (FM 43) (if any) subject to TxDOT approval.	EXISTING DRAINAGE WILL NOT BE CHANGED, INCREASE RUNOFF FROM 3000 SF RESIDENCE WILL BE MINIMAL ON THE 9 AC SITE	Noted		
4		Public Improvements are required for water line, fire hydrant and sidewalk. Public Improvements shall be completed and accepted prior to plat recordation.	NOTED	Prior to recordation: Public Improvements are required for water line with fire hydrant assembly. A waiver for wastewater construction is required. Tract exceeds 1,000 feet from nearest available city wastewater main. Public Improvements shall be completed and accepted prior to plat recordation.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (no dead-end main permitted unless approved by Utilities Engineering and DS Engineering).	NOTED	Concur		
2	Plat	Wastewater construction is required for platting.	YES, PUBLIC WASTEWATER NOT AVAILABLE, ONSITE TREATMENT WILL BE UTILIZED, PREVIOUSLY AGREED TO	Waiver request: 1. Provide Waiver application Fee* \$160.00. 2. Waiver letter citing the specific UDC Sections for Article 8 requested to be waived. 3. Layout/Schematic/drawing of the improvement or design standard to be waived. 4. For construction items, provide a cost estimate of the construction. 5. City of Corpus Christi wastewater Master Plan of area to show ultimate discharge.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to Weber Road (FM 43) shall conform to TXDOT access management standards.	DRIVEWAY IS EXISTING, CONSTRUCTED WITH WEBER ROAD IMPTS	Addressed.		

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

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 RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. FIRE APPARATUS ACCESS ROADS	NOTED	Will be addressed with Building permit.		
		REQUIRED ACCESS 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).	NOTED	Will be addressed with Building permit.		
		Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.	NOTED	Will be addressed with Building permit.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a note to the plat: If the property were to be subdivided, compliance with the Public Open Space Regulations will be required as applicable.	COMPLIED	Addressed.		

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.	NOTED	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-1, adjacent to Clear Zone. Not recommended for dwelling unit. Will be subject to aircraft overflight and noise.	NOTED, RESIDENCE WILL BE CONSTRUCTED OUTSIDE THE APZ-1 ZONE	Will be addressed with Building permit.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located adjacent to NALF Cabaniss. Depending on location of the development on the property the Clear Zone, APZ 1, and areas not in the APZ can be affected. Property will be subject to aircraft overflight and noise. FAA obstruction filing requirements are in effect. Close coordination with USN needed.	NOTED, RESIDENCE WILL BE CONSTRUCTED OUTSIDE THE APZ-1 ZONE	Will be addressed with Building permit.		

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

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#### AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to recordation: AEP is requesting the electrical easement created by separate instrument for this property to be labeled on the plat. It has not yet been filed by AEP ROW as of today. GLGUERRA@AEP.COM   D:361.826.6448   C:361.356.0022	<b>COMPLIED</b>	To be addressed prior to recordation.		

#### TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Access to FM 43 (Weber Road) shall have TxDOT Approval.	<b>DRIVEWAY IS EXISTING, CONSTRUCTED WITH WEBER ROAD IMPTS</b>	Addressed.		
2	Plat	Drainage to be towards Oso Creek.	<b>DRAINAGE PATTERN WILL NOT BE MODIFIED, SEE RESPONSE IN DEV. SERV #3</b>	To be addressed prior to recordation: Proposed stormwater drainage to Weber Rd (FM 43) (if any) subject to TxDOT approval.		

#### NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	<b>NOTED</b>	Addressed.		

#### 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. **NOTED**