

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: 18PL1133

VILLAGE AT GREENWOOD (FINAL – 4.7 ACRES)

Located north of Saratoga Boulevard and east of Greenwood Drive.

Zoned: CN-1 Neighborhood Commercial (since 1/5/83, Ordinance 017429)

Owner: Venamex, LLC

Engineer: BC & E, LLC

The applicant proposes to plat the property to develop an apartment complex.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat closes within acceptable engineering standards.	No Comment.	Correct.
2.	Plat 1	Additional street dedication may be required on Greenwood Dr.	See attached email regarding the 5 foot dedication as per your engineering department; email from Mr. Orozco.	Greenwood Dr. is a 95' A1 arterial right of way requiring a total of 7.5' street dedication.
3.	Plat 1	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	The plat has been corrected with the M.R.N.C.T. and D.R.N.C.T. info.	Incorrect, M.R. is insufficient. Addressed on 3-17-20
4.	Plat 1	The Drainage Easement recordation information is incorrect, see v1799/p327-337 as recorded in the Deed Records	We corrected the volume and page.	Correct.

		Nueces County Texas (D.R.N.C.T.).		
5.	Plat 1	The Drainage Easement is incorrectly labeled and dimensioned, see v1799/p327-337 D.R.N.C.T.	Relabeled with correct information.	Correct.
6.	Plat 1	No improvements or structures shall be constructed on the Drainage Easement Tracts, see v1799/p327-337, page 3, paragraph2, D.R.N.C.T. Note this on the plat.	Added note to the plat.	Correct.
7.	Plat 1	The following note will be added on the plat: The developer has granted and conveyed, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement, labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	Added note to the plat.	Correct.
8.	Plat 1	The 70' and 75' Drainage Easement will be divided from the remaining Village at Greenwood, Block 2, Lot 1 with a solid line and labeled as such. The acreage of the Drainage Easement Tract I and Tract II, as shown on page 6 of v1799/p327-337 D.R.N.C.T. will be separately labeled and	The boundary has been adjusted, also show separate areas and note "Tract 1, and Tract 2", and the tracts and acreage labeled.	Correct.

		not included as part of Block 2, Lot 1.		
9.	Plat 1	Frio St. is a 60' C1 collector right of way and Greenwood Dr. is a 95' A1 arterial right of way.	The right-of-ways shown vary because of the different R.O.W. dedications.	Correct.
10.	Plat 1	The radius at the intersection of Frio St. and Greenwood Dr. will be a minimum of 20'.	Added to Plat Boundary.	Correct.
11.	Plat 1	Label the elevation of the Built Up High Ridge.	We remove the Built Up High Ridge as per Land Development Dept. requested.	Correct.
12.	Plat 1	Add a plat note to include the actual projection/basis of bearing and do not refer to a previous plat to determine this.	Added note number 12.	Correct.

NCAD				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	We currently have Venamex LLC as the owner of GEO 0847-0007-0073. We did receive document number 2018043986 conveying to Fabian Carmine Eliantonio Gamboa and were unable to process it due to incomplete legal description for tract 3, I sent a letter to the owner on 10-19-2018.	The current owner is Venamex, LLC.	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Correct plat note 1 to: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	Corrected the note.	Addressed.
2.	Plat 1	Remove the flow arrows from the plat.	Removed flow arrows.	Addressed.
3.	Plat 1	Remove the Built –Up High Ridge label and line from the plat.	Removed the label and line.	Addressed.
4.	Plat 1	Label the Flood Plain Boundary.	Flood plain boundary has been labeled.	Addressed.
5.	Plat 1	Provide a 15' Utility Easement along Greenwood Drive and a 10' Utility Easement along Frio Drive.	Added to the plat.	Addressed.
6.	Plat 1	Remove all utilities from plat and Legend	Done.	Addressed.

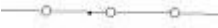
LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
7.	Plat 1	On Planning Commission Certificate, correct to Nina Nixon-Mendez, F.A.I.C.P. as Secretary.	Revised the name on the certificate.	Not addressed. Secretary is now Al Raymond, III, AIA Addressed on 3-17-20
8.	Plat 1	Correct owners certificate with current owner (Venamex, LLC) or provide updated Deeds to property.	Plat has been corrected.	Addressed.
9.	Plat 1	Prior to recordation of plat, verify 2018 date on all signature certificates.	Done.	Addressed.
10.	Plat 1	Water Distribution System acreage fee – 3.238 acres x \$1,439/acre = \$4,659.48	Understand.	To be addressed prior to plat recording.
11.	Plat 1	Wastewater System acreage fee – 3.238 acres x \$1,571.00/acre = \$5,086.90	Understand.	To be addressed prior to plat recording.
12.	Plat 1	Wastewater Pro-Rata – 543.04 LF x \$12.18/LF = \$6,614.23	Understand.	To be addressed prior to plat recording.
13.	Plat 1	Water Pro-Rata - 543.04 LF x \$10.53/LF = \$5,718.21	Understand.	To be addressed prior to plat recording.
14.	Plat 1	Change the line type from dashed to centerline for the CPL centerline easement.	Added the easement width as per AEP Engineering Department information.	Addressed.
15.		City is considering release of park agreement, Doc. # 185232, recorded at Vol. 1744, Pages 937-939, recorded on 6/27/1980, requiring land donation of 5% of the area of the preliminary plat of Saratoga Place, for park purposes. To be resolved prior to recordation of plat.	Done.	Addressed. Staff Resolution 2/27/2019: Add a Note to the plat stating that the land owner satisfies the Public Open Space requirements in the Unified Development Code Section 8.3. Accordingly, the agreement recorded at Vol 1744 Pages 937-939 as it relates to the land included in this plat is released by the City of Corpus Christi.

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 type="checkbox"/> Streets <input 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
1.	Plat 1	Dedicate 7.5 feet of right of way along Greenwood Dr. Greenwood Dr. is (A-1) Arterial-95 feet ROW. NOTE: Remove 4 foot sidewalk easement O.P.R. # 919331 by replat. (Street dedication)	Added 5 foot street dedication as per phone conversation with Mr. Mark Orozco(panning technician) Removed 4 foot sidewalk easement	Addressed.
2.		Public Improvements are required for: 1. Fire hydrant assemblies on frontage of Greenwood Dr. (300 feet spacing on center). 2. Waste Water collection line and manhole along Frio St. Public improvements shall be completed and accepted prior to recordation of plat.	Understand.	To be addressed prior to Plat recordation.
3.	Utility Plan	8" Waste water along Greenwood Dr. in the east boundary of the street does not exist.	See revised Utility Plan for new connection.	Addressed.
4.	Utility Plan	Paving within the drainage right of way (ditch) will not be permitted at site development.	Understand.	Addressed.
5.	Utility Plan	Utility plan is showing the proposed site development and they are not reviewed for plat purposes. They will be reviewed with the building permit site development.	Understand.	To be addressed with site development.
6.	Utility Plan	Show 12" water line along Greenwood Dr.	Done.	Addressed.
7.	Utility Plan	Define the line running along Greenwood, parallel, east of sidewalk easement, and continuing around the	Proposed Fence line.	Addressed.

	perimeter of the lot: 	
--	---	--

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction is required for platting. Water construction must conform to the Water Distribution System Standards, including the requirement of fire hydrant spacing.	Understand.	To be addressed prior to Plat recordation.
2.	Utility Plan	Wastewater construction is required for platting. Wastewater construction shall comply with the Wastewater Collection System standards, including the extension of collection mains entirely across at least one entire frontage.	See wastewater construction plans, or revised utility plan.	To be addressed prior to Plat recordation.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understand.	Addressed.
2.	Plat	Proposed driveway location may conflict with an existing City school zone sign. Any sign/sign assembly removed will be required to be replaced. Show location on public improvement plans.	Understand.	To be addressed with site development.
3	Plat	Frio Street is will be improved as part of the City's Bond 2018 program. Coordinate with the City's Engineering Services Department to coordinate proposed driveway location along Frio Drive.	Understand.	To be addressed with site development.

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The plat should indicate the effective and preliminary Flood Insurance Rate Maps and show the contour lines. The base flood elevation should be determined by consulting the preliminary Flood Insurance Study as it is between base flood	See attached letter.	To be addressed with site development.

		elevation cross sections of 31' and 30'. The contours of the lot as shown on the preliminary plat indicate the lot to be between 30' and 28' naturally. If the developer choses to bring in fill to elevate the entire lot above base flood elevation we will need either a no adverse impact letter that shows there will be no impact to surrounding properties due to the elevation of the lot being elevated or if there is an impact the developer must apply for a Conditional Letter or Map Revision (Fill) prior to building permits being issued. If the developer decided to build at current grade each structure can be elevated by using structural fill to meet the base flood elevation requirements. Additionally, if the structure itself is elevated above base flood elevation a Conditional Letter of Map Revision (fill) can be done for the structures solely and not the entire lot.		
--	--	---	--	--

FIRE DEPARTMENT

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

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comments. Plat has open space requirement note	No Comment.	Addressed.

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	This final plat is located along and immediately adjacent to out bound stop #554 at Greenwood Drive & Frio Street (nearside) and is served by bus Route 19G Ayers/Greenwood. Please note that the	We will request a meeting with CCRTA.	To be addressed with site development.

		ADA concrete bus stop service pad, pole & sign assembly, bus bench and trash can are located completely within the Greenwood right-of-way. Should any adjustments be required for this existing bus stop or any of the CCRTA equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted.		
--	--	--	--	--

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 1.1 miles NW of NALF Cabaniss. Will be subject to occasional aircraft overflight and noise.	No Comment.	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 1.1 miles NW of NALF Cabaniss. May be subject to occasional aircraft overflight and noise.	No Comment.	Addressed.

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

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

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

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