

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. ***The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.***

Staff Only/District#: GG/District#4

App Received: 6-21-21

TRC Meeting Date: 7-08-21

TRC Comments Sent Date: 7-12-21

Revisions Received Date (R1): 7-13-21

Staff Response Date (R1): 7-14-21

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 8-18-21 Public Notice Plat

Updated 8-11-21

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: 21PL1090

FLOUR BLUFF ESTATES, BLOCK G, LOT 2C (FINAL – 0.100 ACRES)

Located north of Judie Court between Cora Lee Drive and Mounts Drive.

Zoned: RS-6

Owner: Thanksgiving homes

Surveyor: Brister Surveying

The applicant proposes to plat the east half of portion of lot in order to obtain a building permit for residential use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	OK			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat title change "Replat" to "Final" and label Block first, then lot.	CHANGED TITLE	Addressed		
2	Plat	On the Director's certificate block change "Approved by the Department of Development Services" to Approved on behalf of the City of Corpus Christi, Planning Commission", change "Director" to "Secretary" and add signature line for "Jeremy Baugh, Chairman"	CHANGED CERTIFICATE	Addressed		

3	Plat	Add a note to the plat: "UDC Section 9.5: A nonconforming lot of record shall be any legally-established parcel that does not conform to the development standards in Article 4 of the zoning district in which it is located."	ADDED NOTE #7	Addressed		
4	Plat	Water Lot fee – 1 Lot x \$182.00/Lot = \$182.00	OK	Prior to plat recordation		
5	Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = \$393.00	OK	Prior to plat recordation		
6	Plat	Water Pro-Rata - 50.00 LF x \$10.53/LF = \$526.50	OK	Prior to plat recordation		
7	Plat	Wastewater Pro-Rata - 50.00 LF x \$12.18/LF = \$609.00	OK	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NO RESPONSE			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, does not meet UDC Section 8.2.2.B.C	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		NO
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	OK			
2	Info:	Property has utilities fronting the property. Fire Protection within 600 feet.	OK			
2	Plat	Sidewalk construction required as Administrative waiver does not meet UDC Section 8.2.2.B.C	Will construct sidewalk			

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	OK			
2	Plat	No wastewater construction is required for platting.	OK			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	OK			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment.	NO RESPONSE			

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

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

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	1.04 miles South of NAS Corpus Christi and 3 miles East of Waldron ALF. Will be subject to overflight noise. This property has been identified as being located within the navigable airspace of NAS Corpus Christi. The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.	OK			

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

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

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

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

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.