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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-2-2020

TRC Comments Sent Date: 4-7-20

Revisions Received Date (R1): 7-6-20

Staff Response Date (R1): 7-7-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 7-22-20

Revised TRC Engineering Comment: 7-15-20

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: 20PL2028

BALDWIN PARK, BLOCK A, LOT 1AR (FINAL – 1.25 ACRES)

Located east of Crosstown Expressway (SH 286) and south of Baldwin Boulevard.

Zoned: CN-1 and CG-1

Owner: Harley Moody

Engineer: Voss Engineering

The applicant proposes to plat the property for a commercial building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	ok	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the line and label for the 35' Max YR	revised	Addressed.		
2	Plat	Jalal Saleh is the Development Services Engineer. Update certificate.	revised	Addressed.		

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3	Plat	Jordan M. Anderson, should not be Lien Holder of entire property. Update certificate to indicate correct property.	revised	Addressed.		
4	Plat	Provide a 15' UE on Baldwin Boulevard and Prescott Street. Provide a 10' UE on Keys Street	revised	Addressed.		
5	Plat	Water Acreage fee= 1.25 Acres x \$1,439.00 = \$1,798.75	ok	To be addressed prior to recording.		
6	Plat	Waste water Acreage fee= 1.25 Acres x \$1,571.00 = \$1,963.75	ok	To be addressed prior to recording.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?	Yes			
Water	Yes, with FH that has 1500 gpm and 20 psi residual pressure and looping the 6" ACP located at the intersection of Baldwin and Riggan Street.		the fire hydrant there was tested, had the psi needed but not the gpm. Client, Mr. Moody, has been talking to someone there about approval.	To be addressed on Site Development.
Fire Hydrants		No		
Wastewater		No		
Manhole		No		
Stormwater		No		
Sidewalks	"Yes, engineering will recommend denial to a sidewalk waiver request"		client met with City	To be addressed on Site Development.
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
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1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A		To be addressed on Site Development.		
2	Utility Plan	Indicate the size and type of the existing water service lateral, the size for the existing water meter and the size and the type for the wastewater service lateral.	revised	Addressed.		
3	Utility Plan	Show the wastewater MH's.	shown already	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	not	To be addressed on Site Development.		
2	Plat	No wastewater construction is required for platting.	ok	Addressed.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.		To be addressed on Site Development.		
2		Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. SH 288 NBFR (Prescott St) is a TxDOT maintained roadway.		To be addressed on Site Development.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Nueces Co. Appraisal District lists this address as an Exxon Service Station since 1992. No record indicates this as an existing clinic. We will need to check to verify if the site can use the status "existing non-conforming".		To be addressed on Site Development.		
2	Plat	Note: If the fuel tanks are still in the ground, the premises shall meet the following requirement:		To be addressed on Site Development.		
3	Plat	IFC 2015 Sec. 5704.2.13.1.3 Out of service for one year. Underground tanks that have been out of service for a period of one year shall be removed from the ground in accordance with Section 5704.2.14 or abandoned in place in accordance with Section 5704.2.13.1.4. (contact Fire Prevention Office for further		To be addressed on Site Development.		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	added	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	This replat is located along but not immediately adjacent to bus stops served by the Route 12 Hillcrest/Baldwin and should not adversely impact CCRTA Services		Addressed.		
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NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

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

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

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

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

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

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