

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4

App Received: 12-28-20 (Process for 1-13-21 Deadline)

TRC Meeting Date: 1-21-21

TRC Comments Sent Date: 1-25-21

Revisions Received Date (R1): 1-29-21

Staff Response Date (R1): 2-11-21

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 3-17-21 Public Notice Plat

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: 21PL1000

GULF BREEZE ANNEX LOTS 5 & 6 (FINAL – 0.574 ACRES)

Located south of Alta Plaza Street and west of Floyd Street.

Zoned: RS-6

Owner: David Nobles

Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat 4 portions of remainder lots into 1 platted lot

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED			
2	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector / commercial / industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	COMPLIED	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description under the plat title to read. "Being a Final plat of..."	COMPLIED	Addressed		
2	Plat	On the Planning Commission certificate block align "Al Raymond.." move more to the left so it will align with Secretary. (as shown on chairman certificate block)	COMPLIED	Addressed		
3	Plat	On the Engineer cerificate block change "Jalal Saleh, P.E" to "Brett Flint, P.E."	COMPLIED	Addressed		
4	Plat	On the owner cerficate block label David Noble title as "owner" along the signature line.	COMPLIED	Addressed		
5	Plat	The numbering on the Notes are incorrect. Correct and revise.	COMPLIED	Addressed		
6	Plat	Change the 25' Building Line to 25' Y.R along Floyd Street and change 10' Builiding Line to 10'Y.R along Alta Plaza Street.	COMPLIED	Addressed		
7	Plat	Relocated the Graphic Scale, so its not overlapping on the lots.	COMPLIED	Addressed		
8	Plat	Water Distribution Acreage fee – 0.26 acres (Lot 5) x \$719.00/acre = \$186.94	NOTED	Prior to plat recordation		
9	Plat	Wastewater Distribution Acreage fee - 0.26 acre (Lot 5) x \$1,571.00/acre = \$408.46	NOTED	Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No

Public Improvements Required?	Yes	
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, sidewalks required with Replats	
Streets		No

Waiver requested

Addressed. Request verified

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Yes	
--------------------------------------	-----	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Sidewalk construction is required. Waiver to Sidewalk construction is applicable.	Waiver requested	Addressed. Request Verified and will be presented to PC along with Plat.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Even though this property does not have a minimum of a 6" main along Floyd St, the entire area is developed, these lots are within 500' from a fire hydrant, and they have access to domestic water. Therefore, no water construction is required for platting.	NOTED	Addressed		
2	Plat	No wastewater construction is required for platting.	NOTED	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	To be addressed with Site Development.		

FLOODPLAIN						
------------	--	--	--	--	--	--

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	NOTED			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.