

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 # 3

App Received: 1-14-21

TRC Meeting Date: 2-04-21

TRC Comments Sent Date: 2-09-21 (Per Engineering)

Revisions Received Date (R1): 2-11-20

Staff Response Date (R1): 2-12-21

Revisions Received Date (R2): 2-18-21

Staff Response Date (R2): 2-19-21

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

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: 21PL1007

MILLER SUBDIVISION, BLOCK 3, LOT 3R (FINAL – 0.3078 ACRES)

Located south Padre Island Drive (SH 358) and west of Manor Drive.

Zoned: RS-6

Owner: Cherry Miller

Surveyor/Engineer: Cobalt Engineering and Inspections, LLC

The applicant proposes to replat the remainder portion of Lot 3 into 1 platted lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does NOT close within acceptable engineering standards. At a minimum, the error of closure must not be greater than 1:15,000.	The labels were not updated after the boundary was rotated to SPC TX-S Zone.	Resolved. Plat closes within acceptable engineering standards.		
2	Plat	Revise the plat title to Miller Subdivision, Block 3, Lot 3R.	Applied	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plats	Revise proposed plat title to read: Miller Subdivision, Block 3, Lot 3R	Applied	Addressed		

2	Plats	On the legal description under the plat title revise it to read: "Being a Final plat of... and replace the "A Residue" with "portion"	Applied	Addressed		
3	Plats	On the far right corner of the plats show and label sheet numbers.	Applied	Not Addressed: Only the plats do not count the utility plan.	Applied "only numbered the plats"	Addressed
4	Plat	On the owner certificate block replace the legal description to match the plat title.	Applied	Addressed		
5	Plat	On the owner cerficate block label Cherry Miller title as "Owner" along the signature line.	Applied	Addressed		
6	Plat	Remove City Council certificate block, its not required.	Applied	Addressed		
7	Plat	On the Planning Commission certificate block change "Eric Villarreal, P.E." with "Jeremy Baugh" and "Nina Nixon Mendez, FAICP" with "Al Raymond III, AIA"	Applied	Addressed		
8	Plat	Underneath the Planning Commission certificate block remove the owners contact information.	Applied	Addressed		
9	Plat	Add a Engineer certificate block that reads: The final plat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas. This the _____ day of _____, 20____. _____ Brett Flint, P.E. Development Services Engineer	Applied	Addressed		
10	Plats	Correct the <u>font style text</u> to be consistent for plat title, legal description, certificate blocks, Notes, etc.,	Applied	Addressed		
11	Plat	On the plat note 4 change "Residue" to "Portion"	Applied	Addressed		
12	Plat	Storm water Drainage Basin is missing from the Notes. Correct and revise.	Added to notes "Note 10)"	Addressed		

13	Plat	Add the following "Yard Requirement" standard note to the plat: "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."	Applied "Note 9"	Addressed: Its note 8		
14	Plat	Underneath the plat notes remove "address/land use and Building setbacks" information this is typically use on the building permit stage.	Applied	Addressed		
15	Plat	On the platted area enlarge the SQFT and include the acreage amount.	Applied	Addressed		
16	Plat	On the platted area remove the legal description.	Applied	Addressed		
17	Plat	Identify the dashlines on the rear of the platted area.	Applied	Addressed		
18	Plat	The dashline along the frontage of the platted area label as "25' Y.R."	Applied	Addressed		
19	Plat	Along the west side of Lot 3R remove the reference "Portion of Lot 3"	removed the reference calling out the portion of Lot Mrs. Adler owns	Addressed		
20	Plat	Along the east side of Lot 4 identify the dashline, if not remove it.	Mrs. Adler purchased a portion of lot 3 the dashed line was the common line of Lots 3 & 4, "removed it"	Addressed		
21	Plat	Identify the dashlines along the frontage of Block 3, Lots 1, 2, 4, 5 and 6.	It is the 25' Building setback line	Not Addressed: Lots 1 and 4 are to remain as "30 25.BL" (reference Vol 26, Page 27)	(26/27) clearly states the front B.L. or Y.R. is 25' attached pdf w/highlighted txt.	Addressed 2-19-21
22	Plat	Show and label recorded legal description for Blocks 1 and 2.	Manor Terrace Subdivision vol. 26, pg. 27, M.R.N.C.	Addressed		
23	Plat	Label the street ROW dimension <u>north</u> of Block 2.	West/East Manor Drive 50' R.O.W.	Addressed		
24	Plat	Show and label the scale text for the graphic bar.	Scale 1"=30'	Addressed		
25	Infor:	Per Engineering Development fees Exempt: Platted with Existing services.	Added to Notes "Note 11)"	Not required: remove from notes.	Removed	Addressed

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		NO
Water		NO
Fire Hydrants		NO
Wastewater		NO
Manhole		NO
Stormwater		NO
Sidewalks		NO
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
1	Plat	Add a legend for survey points and type; distinguish between set, and found markers.	applied	Addressed.		
2	Plat	UE lables within platted property	applied	Addressed.		

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

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Added to Notes "Note 12)"	Addressed	Is now Note 10)	Addressed

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

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.				

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

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

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.	added to Notes "Note 13)"	Not required: remove from notes	Removed	Addressed

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

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

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

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

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

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.

