

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#: NV District-1

App Received: Received 05/19/21, Processed on 06/02/21 Deadline

TRC Meeting Date: 06/10/21

TRC Comments Sent Date: 06/11/21 Per Engineering Resend revised comments 7-13-21

Revisions Received Date (R1): 7/21/21

Staff Response Date (R1): 8-04-21

Revisions Received Date (R2): 8-11-21/Response to DS Engineering

Staff Response Date (R2): 8-23-21/FH waiver approved Per DS Engineering Email 8-23-21

Planning Commission Date: 9-01-21 Non 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: 21PL1072

Montrose Park Block 1, Lots 3A,3B,4A & 4B (Final Replat) .884 Acres

Located east of 25th street and south of Ruth street.

Zoned: RM-3

Owner: THANKSGIVING HOMES, INC.

Surveyor: BRISTER SURVEYING

The applicant proposes to plat the property to subdivide 2 lots into 4 lots for residential construction.

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	Revise certification to read as: "...BY PLANNING COMMISSION..." & remove "DEPARTMENT OF DEVELOPMENT SERVICES"	Revised cert	Addressed		
2	Plat	Add Signature to read as: "JEREMY BAUGH CHAIRMAN "	Added signature line	Addressed		
3	Plat	Revise signature to read as: "AL RAYMOND III, AIA SECRETARY "	Revised signature	Addressed		
4	Plat	Show 25' Y.R on Lot 3B and 4A.	Added 25' Y.R.	Addressed		
5	Utility	Correct north sign on utility plan.	Corrected north arrow	Addressed		
6	Plat	Water distribution system lot fees= \$182 x 4 = \$728.00	Ok	Prior to plat recordation		
7	Plat	Wastewater system lot fees= \$393 x 4 = \$1572.00	Ok	Prior to plat recordation		
8	Plat	Water Pro-Rata- 220 LF x \$10.53/LF = \$2,316.60	Ok	Prior to plat recordation		
9	Plat	Wastewater Pro-Rata- 220 LF x \$12.18/LF = \$2,679.60	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?	Potentially			
Water	Verify water system capacity	Addressed: FH Wavier request received and approved 8-18-21	Submitted flow test results	Addressed
Fire Hydrants	Verify Hose Lay length	Addressed: FH Wavier request received and approved 8-18-21	Property less than 600' from hydrant	600 feet is the minimum spacing for fire hydrants on a residential Street. Per Fire Code all structures in the city must be within 500 feet of a fire hydrant. Submitted waiver
Wastewater		No		
Manhole		No		
Stormwater	Pending Pollution Prevention Plan Municipal Code 14-002 and 14-005		Submitted PPP	
Sidewalks		No, Existing		
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Submitted FH waiver	Addressed: FH Wavier request received and approved 8-18-21
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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	Plat	Public Improvements Plans may be required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Ok			
3	Plat	Show existing 10-foot Utility Easement at the back lot line.	Added 10' U.E.	Addressed		
4	Utility	Show West R-o-W limit.	Added line	Addressed		
5	PPP	Provide a Pollution Prevention Plan defined in Municipal Code 14-002 and 14-005	Submitted PPP	Submitted, see below comments		Addressed
6	PCP			Show location and describe any existing drainage structures on the site and any proposed drainage structures. (Municipal Code 14-002 and 14-005)	Addressed - ME	Addressed
7	PCP			Indicate direction of storm water drainage entering and leaving the site, pre and post-development. (Municipal Code 14-002 and 14-005)	Existing and Proposed flow arrows added - ME	Addressed

8	PCP			Describe proposed permanent control measures to control erosion, sedimentation, and discharge of pollutants into the City's Municipal Separate Storm water system. (Municipal Code 14-002 and 14-005)	Notes added - ME	Addressed
9	PCP			Indicate how any run-on storm water will be managed. (Municipal Code 14-002 and 14-005)	Notes added - ME	Addressed

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	The existing infrastructure for water does not appear to support the proposed development. The Water requirements for Fire protection are to provide a minimum of 1500 gpm at 20 psi residual for fire protection (Water Distribution Standards, Section IV, Par A2(a)). For a re-plat, proof must be provided that minimum flows for proposed development will be provided.	Submitted flow test results	Addressed: Flow test results appear to be adequate.		
2	Infor.	Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water Distribution Standards, Section IV-C).	Ok	Minimum spacing for fire hydrants on a residential street is 600 feet. Current spacing on 25th Street at this location is approximately 800 feet. A new fire hydrant, or a waiver from the requirement will be necessary	Submitted waiver	Addressed: FH Wavier request received and approved 8-18-21
3	Infor.	No wastewater construction is required for platting.	Ok			

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No comment.	No response			

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 (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 & RECREATION

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

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Ok			

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

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

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.