

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 11-14-19

TRC Comments Sent Date: 11-19-19

Revisions Received Date (R1): 11-19-19

Staff Response Date (R1): 11-20-19

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 12-18-19

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: 19PL1116

FLOUR BLUFF ESTATES NO. 2, BLOCK 9, LOT 19R (FINAL REPLAT – 0.1894 ACRES)

Located north of Webb Street and west of Jane Street

Zoned: RS-6

Owner: Thanksgiving Homes

Engineer: Voss Engineering, Inc.

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

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Planning Commission certificate block replace "Nina Nixon-Mendez, FAICP Secretary" to "Al Raymond, III AIA Secretary"	revised	Addressed		
2	Plat	On the Engineering certificate block change "Ratna Pottumuthu, P.E" to "Pablo Martinez, P.E"	revised	Addressed		
3	Plat	In the legal description revise it to read: "Being a Final replat..."	revised	Addressed		

4	Plat	Water Lot fee – 1 Lot x \$182.00/Lot = \$182.00	ok	Prior to recordation		
5	Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = \$393.00	ok	Prior to recordation		
6	Plat	Water Pro-Rata - 50.00 LF x \$10.53/LF = \$526.50	ok	Prior to recordation		

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, include FIRE Hydrants and looping.		No
Wastewater per master Plan		No
Stormwater		No
Fire Hydrants		No
Manhole		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	No comment.				

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	Plat	No comment.				
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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	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	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	ok	Prior to recordation		
2		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6) \$625.00 is due unless fair market value/purchase information is provided	ok	Prior to recordation		
3		The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	ok	Prior to recordation		
4		Park Development Fee (\$200 per unit) = \$200 x 1 units = \$200.00 (UDC 8.3.6)	ok	Prior to recordation		

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 0.6 miles SE of Truax Field. Located adjacent to AZP 1 for the runway 13-31 complex. Coordination with the Navy is recommended.				

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 0.6 miles SE of Truax Field. Located adjacent to AZP 1 for the runway 13-31 complex. Coordination with the Navy is recommended.				

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.