

# 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#: S.R. / District No4

App Received: 01-11-2022

TRC Meeting Date: 01-27-2022

TRC Comments Sent Date: 01-31-2022

Revisions Received Date (R1): 02-11-2022

Staff Response Date (R1): 02-14-2022

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 03-09-2022 04-06-2022 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: 22PL1013

Tyler Subdivision, Block 4, Lot 16 (Final Plat – 0.138 Acre)

Located near the intersection of Rex Lane and Claudia Drive.

Zoned: RS-4.5

Owner: Drake Atkinson

Surveyor: Brister Surveying

The applicant proposes to plat the property to plat the lot for the construction of a house.

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	Replace "Final Plat of" with "Plat of" in plat's title.	CHANGED HEADER.	Addressed.		
2	Plat	Remove final from the plat description.	CHANGER VERBAGE.	Addressed.		
3	Plat	Remove site number from ROW label.	REMOVED SITE NUMBER.	Addressed.		
4	Plat	Remove S in acres where acreage is below 2.	REMOVED S's.	Addressed.		
	Plat	Label other tract owned by applicant with legal description. Include owner's name as well. Do the same for Portion Lot 26, Section 52.	UPDATED ADJOINER INFO.	Addressed.		
6	Plat	Update Planning Commission certificate block to "...WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS."	CHANGED CERTIFICATE BLOCK.	Addressed.		
7	Plat	Daniel Dibble is new Chairman for Planning Commission. Update the Planning Commission certificate block accordingly.	UPDATED CHAIRMAN NAME.	Addressed.		
8	Plat	If applicable, provide a vendor's lien certificate block.	N/A	Addressed.		
9	Plat	Show/label any ditch.	SHOWING AND LABELED DITCH.	Addressed.		
10	Plat	Water Distribution System Lot Fee: 1 Lot x (\$200.20/Lot)= \$200.20	OK.			
11	Plat	Wastewater System Lot Fee: 1 Lot x (\$432.30/Lot)= \$432.30	OK.			
12	Plat	Water Pro-Rata Fee: 60 LF x (\$11.58/LF) = \$694.80	OK.			
13	Plat	Wastewater Pro-Rata Fee: 60 LF x (\$13.40/LF) = \$804.00	OK.			

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?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, Developed area, no Sidewalk. 70% developed by Lot, 90% developed by linear feet.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	NO.	
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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.			

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	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. Water infrastructure and hydrant placement are acceptable for this residential area.	OK.			

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

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

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.	OK.			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Just outside APZ-2 for NOLF Waldron. Maybe subjected occasional aircraft overflight and noise.	OK.			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.4 miles South of Waldron ALF. This property has been identified as being located within the navigable airspace of Waldron ALF. <b>(The following general note shall be included on the plat...)</b> "The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations."	ADDED TO NOTE 8.	Addressed.		

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.			

SOLID WASTE						
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