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#: MZ / 4
App Received: 9/15/2022
TRC Meeting Date: 9/22/2022

TRC Comments Sent Date: 9/26/2022
Revisions Received Date (R1): 12/9/2022
Staff Response Date (R1): 12/13/2022

Revisions Received Date (R2): Staff Response Date (R2):

Planning Commission Date: 1/25/2023

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.

All comments addressed

PC date: 1/25/2023

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 22PL1148

Portside Subdivision PUD Phase 2 & 3 (Preliminary Plat – 1.51 ACRES)

Located at intersection of Leeward Dr. and Granada Dr.

Zoned: RM-AT, IO

Owner: Mc J's & Associates, LLC

Surveyor: Michael York York Engineering

The applicant proposes to plat the property to create 25 lot residential PUD

GIS	SIS								
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution				
	Plat closes to acceptable engineering standards.								
	(TSPS Manual of Practice Appendix A, Condition 3;								
1 Plat	Suburban Traverse Error of Closure)	Understood	Addressed						

. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	Change lot numbers 35 and 36 to 15 & 16	Lot numbering correction has been made	Addressed		
2 Plat	Label Phase 2 and Phase 3 areas	labels have been added for phases	Addressed		
	Define the line between Phase 2 and Phase 3 more	line has been revised to more clearly define phase			
3 Plat	clearly.	boundary.	Addressed		
4 Plat	Remove the preliminary review only stamp.	preliminary stamp has been removed.	Addressed		
	Provide a boundary line between lot 6 and lot 11				
5 Plat	(common areas)	boundary line has been added between lot 6 & 11	Addressed		
		common areas have been labeled below lot number for			
6 Plat	Please label common areas on the plat.	lots 6 and lot 11	Addressed		
		At this time there are no plans to make Lot 2 a common			
		area. Developer will consult with real estate attorney			
	Should lot 2 be a common area since it is to be	developing HOA documents and if this changes, it can be			
7 Plat	condos?	addressed on the final plat.	Addressed		
		Lot 1 is intended for commercial use. Potentially food			
		truck or similar usage with outdoor eating area with			
8 Plat	Lot 1 seems to be unbuildable lot due to size.	wooden decks.	Noted		
	Provide dimensions for lots 18 and 19 to the other				
9 Plat	lots.	dimensions added as requested	Addressed		

		internal setbacks are not shown graphically. Only the setbacks along the adjacent roadways are shown			
	The internal building setbacks for lots 1 - 5 and 7-10	graphically. Other internal setbacks shall be per the PUD			
	are shown graphically but do not have dimensions.	zoning criteria and are therefore not shown graphically			
10 Plat	Please provide dimensions.	as they could potentially change if the zoning changes.	Addressed		
	Please provide a copy of the HOA bylaws and any	HOA documents for The Portside PUD are provided for	To be provided at final plat		
11 Plat	restrictions for the site.	reference.	application		
		The current HOA documents for The Portside PUD will be			
		amended to annex phases 2 & 3 after final plat approval.			
	Drovido o poto indicating which late are to be	There will be a separate subsidiary HOA created for the			
	Provide a note indicating which lots are to be	multifamily units. Draft documents for the annexation	To be provided at final plat		
12 Dlat	Maintained by the HOA. Verify how many HOA's for this PUD Development as there are mixed uses.	and the new multifamily HOA will be provided to staff	To be provided at final plat		
12 Plat	Neither public water nor wastewater lines shall be	during the final platting stage. Pursuant to meeting with city staff, public water will be	application		
	permitted under private concrete streets parallel or	placed under the private concrete pavement. Notes will			
	approximately parallel to the centerline. Only	be added to the plat to make it clear that the city is not			
		responsible for replacement of pavement in the event of	To be provided at final plat		
13 Plat	concrete streets. UDC 8.2.1.J Private Streets	utility maintenance.	application		
	Combine plat note 9 and 11 for Lot 6. Provide a label	•			
	on the plat as, "Non buildable Private Access		To be provided at final plat		
14 Plat	Easement" Verify lot boundary.	plat notes 9 & 11 have been combined Easements have been added for public utilities. Private	application		
		storm is located inside public UE. Pursuant to			
		conversation with staff during meeting, language has			
	Easements for extension of utilities along or across	been added to preliminary plat note 10 stating "The City			
		of Corpus Christi is not responsible for maintenance of			
	by the Technical Review Committee. UDC 8.2.1.J	the private storm drain facilities located within the public	To be provided at final plat		
15 Plat	Private Streets	utility easement."	application		
	Provide a plat note for Lot 11 indicating Common				
4.6 51 .	Area. Label on plat as Common Area. Verify Lot 11	Plat note and label for lot 11 as common area have been			
16 Plat	boundary.	added.	Addressed		
17 Plat	Lot 18 and 19 need to be located.	additional bearing and distance info added to locate lots			
17 Plat	Change 10' B.L. to 10' Y.R./UE Yard Requirement with	18 & 19.	Addressed		
18 Plat	Utility Easement	10' B.L. has been changed to 10' Y.R./U.E.	Addressed		
100	Public Drainage Easements are to be 20' width.	TO DIE HAS DECIT CHAINGED TO TIMINOTE.	/ (MM1 C33CM		
19 Infor.	Easement width is not defined for private DE's.	understood	Addressed		
20 Infor.	Preliminary plat exempt from development fees.	understood	Addressed		
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SOLID WASTE									
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution			
		Will the PUD on Portside be reserving Solid Waste							
-	1 Plat	Services?	No, the development will use private dumpster service.	Addressed					
		We can provide service but will probably damage the							
	2 Plat	driveway access due to our heavy units.	understood	Addressed					

PLA	PLANNING/Environment & Strategic Initiatives (ESI)									
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution				
-	Plat	No comment		Addressed						

DEVELOPMENT SERVICES ENGINEERING						
Action	Yes	No				
Public Improvements Required?						
Water	Yes (for Final Plat)					
Fire Hydrants	Yes (for Final Plat)					
Wastewater	Yes (for Final Plat)					
Manhole	Yes (for Final Plat)					
Stormwater	Yes (for Final Plat)					
Sidewalks	Yes (See DS Engineering comment #1)					

Streets

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

Accepted

EVELOPIN	MENT SERVICES ENGINEERING				
o. Shee	t Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Sidewalk construction required along Leeward and				
1 Plat	Granada frontages.	understood	Accepted		
	The 4' wide area between lots 35-36 (15-16) is not				
	sufficient for the construction/ maintenance of the				
	proposed storm sewer and wastewater service line if	The storm drainage has been changed to private up to			
2 Plat	this item is to be public.	the point it reaches the Leeward Drive ROW.	Accepted		
		Lot 1 is intended for commercial use for food trucks			
	If Lot 1 is unbuildable, there is no need for water and	with outdoor seating area. Additionally, developer			
3 Plat	sewer services.	plans to have boat docks that may need water service.	Accepted		
	Detailed construction plans will need to be submitted				
4 Infor		understood.	Accepted		
	Between the driveway on Leeward and the	minimum separation will be achieved as required and			
	connection point to the south, the water line doesn't	illustrated as required on construction plans. Please note			
Utilit	y appear to have the 9' required separation from the	the existing wastewater main in this location is very			
5 Plan	existing sanitary sewer.	deep.	Accepted		
		understood. While gas line shown is per city GIS			
		records, it is anticipated that relocation of the gas main			
		may be required to accommodate the proposed storm			
Utilit	Along Leeward, the proposed storm sewer appears to	sewer. This will be confirmed during construction when			
6 Plan	be in conflict with the existing gas line.	lines are field verified.	Accepted		
	Public Improvements Plans are required; submit a		•		
	.PDF copy of proposed Public Improvements along				
	with a title sheet to				
	Publicimprovments@CCTexas.com for review and				
7 Infor	approval prior to Final Plat Recordation, UDC 8.1.3.A	understood	Accepted		
		water line has been revised to connect to existing main			
		and provide a new hydrant lead. Exact configuration			
		may change slightly during construction after line			
Utilit	The waterline on Leeward needs to tie into the main	locations are field verified. This is anticipated and			
8 Plan	line not the fire hydrant lead.	notation is on the construction plans to address this.	Accepted		
Utilit	•	•	•		
9 Plan	be within 300' hose lay of any structure	utility plan	Accepted		
	Is there sufficient pressure and volume to meet the				
Utilit	·	fire flow test has been requested. Results should be			
10 Plan	Design Manual	available by final platting stage.	Accepted		
	The notes designate lot 6 as a Public Utility and				
	Drainage Easement. This implies city maintenance				
	responsibility. I can see responsibility for the water				
		Pursuant to meeting with city staff, the water and			
Utilit		wastewater will be public and located in a delineated			
11 Plan	development.	easement. The storm drain facilities will be private.	Accepted		
	All the utilities will be under paved areas drastically				
	increasing costs in the event of maintenance. There	Language has been added to preliminary plat note 10			
	needs to be a note that, if city maintained, the city	stating "The City of Corpus Christi is not responsible for			
Utilit		replacement of private concrete drive pavement that			
12 Plan		may be impacted during public utility work."	Accepted		
Utilit	•				
	line in lots 10 and 20-25 needs to be 10'	5' UE has been revised to 10' YR/UE	Accepted		
13/Plan		•			
13 Plan Utilit	y Detailed construction plans will need to be submitted				

	Private streets needs to be built up to city Standards.			
	Confirm that the proposed street section conforms			
	with the most recent version of the City of Corpus			
	Christi Infrastructure Design Manual, Chapter 6	Drivate concrete street section will be detailed on		
		Private concrete street section will be detailed on		
Utility		construction plans and will be designed in accordance		
15 Plan	final-version.pdf	with the IDM as required. Cross section of the proposed private drive was	Accepted	
		provided on the preliminary plat. Private street cross		
		section (horizontal dimensions) is designed in		
1 14:1:4.		accordance with previously approved PUD master site		
Utility		plan. Structural section will be per IDM and detailed on		
16 Plan	requirements	construction plans as required. Private street cross section (horizontal dimensions) is	Accepted	
		designed in accordance with previously approved PUD		
1.1+:1:+,7		master site plan. A street name has been added for the		
Utility				
17 Plan	Way Dimensional Standards For lot front easements, 5-foot UE to be adjacent to	private street.	Accepted	
	the street and 5-foot EE to be next to the UE -			
		Easements have been added pursuant to conversations		
		with staff during meeting. Separate AEP easements will		
Utility		be coordinated with AEP as needed after preliminary		
18 Plan	may disregard this comment	plat is approved.	Accepted	
	Please clarify if the internal water line will be private			
	or public. I did not see any Fire Hydrants inside the			
	PUD which would force to make it a public line. Also			
	you may be able to cover the minimum 300 ft hose			
	lay with fire hydrants outside the PUD but none are			
	indicated in the Utility Plan (Please provide hose			
	layout if decide to go this route). If the water line is			
Utility	•	water line will be public. Fire hydrants have been		
19 Plan	long as all other utilities are private. If internal water line will be public an easement	added as necessary to meet fire code.	Accepted	
	dedication will be needed for the water line running			
	though the PUD			
Utility	Please send your request to			
20 Plan	ContractsAndAgreements@cctexas.com	A public UE has been added.	Accepted	
		1.51 acres total land to be platted, medium residential		
		assumed @ 35 persons per acre, 100 gal/person/day = 5,285 gpd = 3.67gpm. Existing 21" wastewater main		
1 1+:1:+>7	•	has capacity of 2,250 gpm per whitecap wastewater		
Utility 21 Plan		master plan Exhibit 8 dated10/26/2006	Accepted	
ZIFIAII	Drainage design shall be per Chapter 3 of the	master plan Exhibit 8 dated 10/20/2000	Accepted	
22 SWQMP	Infrastructure Design Manual. Development on this site shall manage storm water	understood.	Accepted	
	drainage caused by the development of the property,			
	drainage directed to the property by ultimate			
	development, and drainage naturally flowing onto			
23 SWQMP	and through the property per UDC 8.2.8.B.2	understood.	Accepted	
		this was provided in notes on SWQMP submitted.		
	Cite the source and rational for selection of rainfall	source is the adopted drainage criteria and design		
24 SWQMP	intensity and runoff coefficient values. (MC 14-1002)	manual.	Accepted	

	Provide contours or flow direction arrows to			
	document pre-, and post- Development flow pattens			
	(on and Off site). And state how off-site flow			
	contributions are to be managed. (MC - 1002, 1003,			
	UDC 8.2.8.B). Since the SWQMP has no contours or	existing contours have been added and flow arrows for		
	elevations there is no way to confirm that the water	proposed drainage patterns have been revised to more		
	will indeed flow in the manner the direction arrows	clearly indicate proposed drainage patterns. There are		
25 SWQMP	indicate. Please update SWQMP	no off-site flow contributions.	Accepted	

UTILI [*]	JTILITIES ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution			
		Water construction is required for platting (UDC							
1	Plat	1.2.1.D & 8.2.6; Water Distribution Standards)	understood.	Addressed					
		Wastewater construction is required for platting							
		(UDC 1.2.1.D & 8.2.7; Wastewater Collection System							
2	Plat	Standards)	understood.	Addressed					

TRAFFIC ENGINEERING									
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution			
			private driveway. A street name has been added at the						
		Is the street section a private driveway or private	request of staff. Dimensions and/or cross section of						
1	Plat	street or public street?	private drive/street are per the approved PUD	Addressed					
		Proposed driveway access to a public City Street shal							
		conform to access management standards outlined i	n						
2	Plat	Article 7 of the UDC (UDC 7.1.7)	understood.	Addressed					

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

. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
. Silect	Fire comments reflect all aspects of the Planned Unit	• • •	Stall Resolution	Applicant Response	Stail Resolution
	Development. Type of construction and occupancy				
	use to be determined during the time the PUD is				
1 Plat	submitted to Development Services for review.	understood.	Addressed		
	Note: All code reference is based on currently				
	adopted International Fire Code (IFC) 2015 and				
2 Note	Corpus Christi Water Distribution Standards.	understood.	Addressed		
	Fire flow for residential areas require 750 GPM with				
3 Plat	20 psi residual	understood.	Addressed		
	507.5.1 Exception 1: Group R-3 (one- or two-family				
	dwellings): Fire hydrants to be located every 600 feet				
4 Plat	apart.	understood.	Addressed		
	Mercantile/Commercial areas(including multi-family				
	development) requires a fire flow of 1,500 GPM with				
5 Plat	20 psi residual. 507.5.1 (amendment) Where Required: All premises,	understood.	Addressed		
	other than one-family detached dwellings, where				
	buildings or portions of buildings are located more				
	than 150 feet from a fire hydrant shall be provided				
	with approved on-site hydrants and water mains				
	capable of supplying the fire flow require by the fire				
	official. The minimum arrangement being so as to				
	have a hydrant available for distribution of hose to				
	any portion of building on the premises at distances				
6 Plat	not exceeding 300 feet.	understood.	Addressed		

SUP-A District of our Information discussion for the hydraths shall be marked of all times. The line department shall not be deterred or hink ered from paining immediate causes of hit present on the physical realition are provided in the physical realition and physical realition are provided in the physical realition and physical realition are provided in the physical realition and physical realition are provided for every fact by out off g. or provided in the physical realition. The fire paparatus access to three \$1,3 dels of buildings in excess of thirty-housane. So that the physical realition is provided in the physical realition and physical realitions. All the physical realitions are provided in the physical realition and physical realitions. All the physical realitions are provided in the physical realitions, alternative are provided in the physical realition and physical realitions. All the physical realitions are provided and maintained, so that the department of his physical realitions are provided and maintained. 1.0 Plat the physical realition and physical realitions are provided and maintained, so that the department physical realitions are provided and maintained. 1.0 Plat the physical realition and physical realitions are provided and maintained, so that the physical realition are provided and pure fail and physical realitions. Physical realitions are provided and pure fail and physical realitions are provided and pure fail and physical realitions. Physical realitions are provided and pure fail and physical realitions. Physical realitions are provided and pure fail and physical realitions. Physical realitions are provided and pure fail and physical					
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fire hydrant is located on a fire apparatus access	13 Plat		understood.	Addressed	
road, the minimum road width shall be 26 feet,					
14 Plat exclusive of shoulders. understood. Addressed	14 Plat	exclusive of shoulders.	understood.	Addressed	

	note: The minimum required width of 20 feet means clear			
	unobstructed path that allows the passage of fire apparatus.			
	A street that is constructed to the minimum of 20 feet means			
	that no parking can be allowed on both sides of the street.			
	Where a fire hydrant is located on the street, the minimum			
	road width is 26 feet unobstructed. In this instance, no			
	parking is allowed on one side of the street. If parking is			
	allowed along a street, the minimum width required is 32			
	feet. Any obstruction can seriously affect emergency service			
15 Plat	response.	understood.	Addressed	
	503.4 Obstruction of fire apparatus access roads. Fire			
	apparatus access roads shall not be obstructed in any			
	manner, including the parking of vehicles. The			
	minimum widths and clearances established in			
16 Plat	sections D103 shall always be maintained.	understood.	Addressed	
10 1 100	503.3 Marking: Where required by the fire code	dilacistood.	Addressed	
	official, approved signs, or other approved notices			
	the include the words NO PARKING-FIRE LANE shall			
	be provided for fire apparatus access roads to			
	identify such roads to prohibit the obstruction			
	thereof. The designation of a fire lane can be marked			
	with conspicuous signs which have the words:" Fire			
	Lane-No Parking" at 50-foot intervals. In lieu of signs,			
	fire lanes may be marked along curbing with the			
17 Plat	wording, "Fire Lane-No Parking" at 15-foot intervals.	understood.	Addressed	
	apparatus access roads shall comply with all the following criteria: Single gate			
	width shall not be less than 20 feet. 12 feet gate width is required for a divided			
	roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices			
	shall be approved by the fire code official. Note: The use of a Knox Gate Switch			
	is currently required by the Fire Official. Methods of locking shall be submitted			
	for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be			
	listed in accordance with UL 325. Gates intended for automatic operation shall			
10 01-+	be designed, constructed, and installed to comply with the requirements of			
18 Plat	D105.1 Where required. Where the vertical distance	understood.	Addressed	
	between the grade plane and the highest roof surface			
	exceeds 30 feet, approved aerial fire apparatus			
	access roads shall be provided. For purposes of this			
	section, the highest roof surface shall be determined			
	·	Understood. Some of the units will be very close to and		
		may exceed the 30' height. As a result, the private drive		
19 Plat	top of parapet walls, whichever is greater.	(fire lane) has been widened to 26'	Addressed	
	D105.2 Width. Aerial fire apparatus access roads shall			
	have a minimum unobstructed width of 26 feet,			
	exclusive of shoulders, in the immediate vicinity of			
20 Plat	the building or portion thereof.	understood.	Addressed	
	D105.3 Proximity to building. At least one of the			
	required access routes meeting this condition shall be			
	located within a minimum of 15 feet and a maximum			
	of 30 feet from the building and shall be positioned			
	parallel to one entire side of the building. The side of			
	the building on which the aerial fire apparatus access			
	road is positioned shall be approved by the fire code			
21 Plat	official.	understood.	Addressed	
ZI FIAL	D105.4 Obstructions. Overhead utility and power	diluci stood.	Addiessed	
	lines shall not be located over the aerial fire			
	apparatus access road or between the aerial fire			
	apparatus road and the building. Other obstructions			
	shall be permitted to be placed with the approval of			
22 Plat	the fire code official.	understood.	Addressed	

	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus				
	access road based on the potential for impairment of				
	a single road by vehicle congestion, condition of				
22 Dla+	terrain, climatic conditions or other factors that could				
23 Plat	limit access. If applicable: (6) Section R313.1 of the International	understood.	Addressed		
	Residential Code is revised to read as follows:				
	R313.1 Townhouse automatic fire sprinkler systems.				
	An automatic residential fire sprinkler system shall be				
	installed in townhouses only when three (3) or more				
	attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days				
24 Note	are allowed).	understood.	Addressed		
2111000	R313.1. Design and installation. Automatic		/ taaressea		
	residential fire sprinkler system for townhouses shall				
	be designed and installed in accordance with Sections				
25 Note	P2904 or NFPA 13D. Note: The turning radius for fire apparatus should not	understood.	Addressed		
	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet.				
	Layout of the street design should not result in acute				
	angles that would prevent fire apparatus from				
	completing a turn without having to back up to				
26 Note	negotiate the turn.	understood.	Addressed		
	Comments are not to be considered all-inclusive. Development of the property will require further				
27 Note	Development Services review.	understood.	Addressed		
27 11000	Development Services review.	dilacistood.	/ tadi essea		
GAS					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Comment No comment	Applicant Response noted	Staff Resolution Addressed	Applicant Response	Staff Resolution
No. Sheet				Applicant Response	Staff Resolution
No. Sheet 1 Plat				Applicant Response Applicant Response	Staff Resolution Staff Resolution
No. Sheet 1 Plat PARKS	No comment	noted	Addressed		
No. Sheet 1 Plat PARKS No. Sheet 1 Plat	No comment Comment No comment- Exempt from fees	noted Applicant Response	Addressed Staff Resolution		
No. Sheet 1 Plat PARKS No. Sheet 1 Plat REGIONAL TRA	Comment No comment No comment- Exempt from fees ANSPORTATION AUTHORITY	Applicant Response noted	Staff Resolution Addressed	Applicant Response	Staff Resolution
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No. Sheet 1 Plat PARKS No. Sheet 1 Plat REGIONAL TRA No. Sheet 1 Plat NAS-CORPUS (No. Sheet) 1 Plat CORPUS CHRIST No. Sheet	Comment No comment- Exempt from fees ANSPORTATION AUTHORITY Comment This preliminary plat is located along but not immediately adjacent to any bus stops served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services. CHRISTI Comment No comment 6.2 miles from Waldron Field NOLF. The proposed projected location is outside of the approach or clear zone of the nearest airport. The location is also outside of any military compatibility	Applicant Response noted Applicant Response noted Applicant Response noted Applicant Response noted	Staff Resolution Addressed Staff Resolution Addressed Staff Resolution Addressed Staff Resolution Addressed	Applicant Response Applicant Response Applicant Response	Staff Resolution Staff Resolution Staff Resolution
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1 Plat	No comment	noted	Addressed		
TXDOT					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	No comment	noted	Addressed		
NUECES ELEC	TRIC				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	No comment	noted	Addressed		

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.