

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: 3/6/2023

TRC Meeting Date: 3/23/2023

TRC Comments Sent Date: 3/27/2023

Revisions Received Date (R1): 4-14-23

Staff Response Date (R1): 4-17-23

Comments all addressed PC Date Set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

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: 23PL1024

Pearson Addition Blk. 2, Lot 6 (Replat – .25 ACRES)

Located north of Pearson Treet and east of Waldron Rd.

Zoned: RS-6

Comments updated per Mark O. 3/24/23

Owner: Tyler Bradford

Surveyor: Mercer & Assoc. Edna, Texas Lynn Eng. (Local CC company)

The applicant proposes to plat the property to build single family house; replacing home that was previously demolished.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment	n/a	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat title to read, "Pearson Addition, Block 2, Lot 6"; move "Replat" to beginning of plat description.	revision made to plat	Prior to recordation add "Block 2" to lot label above lot 6.	
2	Plat	Add typical plat notes on the plat. Please see City of Corpus Christi/ Platting final/replat template for notes language.	revision made to plat	Addressed	
3	Plat	Provide the yard requirement note as per Template and Common plat review comments on Development services website.	revision made to plat	Addressed	
4	Plat	Provide the total area note as per Template and Common Plat review comments on DS website.	revision made to plat	Addressed	
5	Plat	Provide the correct Receiving water for the storm water runoff.	revision made to plat	Addressed	
6	Plat	Place Y.R. line on plat. Front yard Y.R. is 25'. Label the line.	revision made to plat	Addressed	
7	Plat	Hatch the 5' street dedication area. Label the square footage and acreage of the area. Provide dimensions.	revision made to plat	Addressed	
8	Plat	Remove the fence line from plat.	revision made to plat	Addressed	
9	Plat	Provide a Lot label above the acreage; add square footage of lot.	revision made to plat	Addressed	
10	Fees	Single Family Water Lot Fees: 0.24 Ac. x 220.22 = \$220.22		Prior to recordation	
11	Fees	Single Family WasteWater Lot Fees: 0.24 Ac x 475.33 = \$475.33		Prior to recordation	

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No, existing w/service connection
Fire Hydrants		No
Wastewater		No, existing OSSF
Manhole		No
Stormwater		No
Sidewalks		No, meets UDC 8.2.2.C
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	no waiver needed	noted
-------------------------------	------------------	-------

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	GIS does not show wastewater in the area, and is too small a lot for septic. Is the site served by wastewater? Wastewater construction with manhole may be required.	approved LTC by county	Accepted.		
2	Plat	There is public water across the frontage of the property, but the nearest fire hydrant is on Waldron, over 600' away. Fire Hydrant construction may be required for site development.	See above staff resolution	Accepted. To be addressed by public/private infrastructure improvements upon development.		
3	Plat	Existing roadway is only 13' wide, may need to provide improvements to roadway for emergency vehicles such as fire trucks.	See above staff resolution	Accepted. To be addressed by public/private infrastructure improvements upon development.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	ok	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Per the current Laguna Shores Wastewater Master Plan, wastewater service would need to be extended from an existing manhole at Lola Johnson and Jamaica Dr to provide wastewater service to the 525 Pearson property. Owner should be required to provide a letter from the County Health Department stating that a septic system is now being used on the property. If the Owner wishes to continue to use a septic system for wastewater service and the OSSF meets TCEQ Rule §285.4 (b)(1) for existing small lots, approval from the County allowing continued use of the onsite septic system will be required.	OSSF License to construct has been issued by Nueces Co. and has been receipted by Mark Orozco and Blasa. Contact Manuel Garcia at health dept. to verify if needed.	No, existing OSSF		

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)	will comply	Accepted. To be addressed by public/private infrastructure improvements upon development.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	ok	Accepted. To be addressed by public/private infrastructure improvements upon development.		
2	Infor	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart .	ok	Accepted. To be addressed by public/private infrastructure improvements upon development.		
3	Infor	The Fire Dept will not attempt to shut down an arterial road to obtain water supplies from a hydrant. The hydrant across the street on Waldron is not accessible and is more than 600 ft. away. The next closet hydrant is also more than 600 ft. away. The water line on Pearson Street is a 4-inch main and cannot support a fire hydrant. At the corner of Pearson and Waldron is a 6-inch water main. We may require a hydrant at this location to meet on site development.	ok. i was told distance determination would be done by permitting when distance is checked to back of home.	Accepted. To be addressed by public/private infrastructure improvements upon development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.6 miles from Waldron Field NOLF. The location is not within any approach path or clear zone. The location is within the Vertical obstruction subzone and military compatibility area of the airfield.	n/a	Addressed		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment	n/a	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.