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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 3-19-2020****TRC Comments Sent Date: 3-24-20****Revisions Received Date (R1): 4-3-20****Staff Response Date (R1): 4-6-20****Revisions Received Date (R2):****Staff Response Date (R2):****Planning Commission Date:**

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: 20PL1026**WOOD RIVER UNIT 1, BLOCK 1, LOT 26R AND UNIT 5, BLOCK 1, LOT 27R (REPLAT – 0.58 ACRES)**

Located north of Northwest Boulevard and west of River Hill Drive.

Zoned: RS-6**Owner:** Donald and Mary Beth Horne**Surveyor:** Brister Surveying

The applicant proposes to replat the property to move a common lot line.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No response	Resolved		
2	Plat	Provide legal description for all adjacent properties (Riverside Golf Course).	Added legal description	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct plat title to Wood River Unit 1, Block 1, Lot 26R and Unit 5, Block 1, Lot 27R	Changed plat title	Addressed.		

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2	Plat	Provide Vol and page reference for Sidewalk easement and 10' UE/DE on Lot 27R.	Added vol. & pg. for easement	Addressed.		
3	Plat	For the platted lots, correct the label with the whole label including Unit number.	Added verbage to lot label	Addressed.		
4	Plat	Provide an easement for pretap service line for Lot 26R. If cleanout is on Lot 27R then a plat note indicating access for maintenance should be done.	Changed 15' u.e. to 25.2' u.e., cleanout is within 25.2' u.e. and added note #6	Addressed.		
5	Plat	On owners certificate correct to plural to indicate two owners or provide names of owners.	Added "S" to Owner	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	No waiver
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	N/A	The UE between lots 26R and 27R must be extended to touch the northern lot line flot Lot 26R.	Widened U.E. to 25.2' between 26R & 27R. I believe that is what you are requesting?	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	No water construction is required for platting.	Ok	Addressed.		
2	Plat	Wastewater construction is required for platting (Lot 26R) or provide an easement for the service line crossing lot lines.	Widened U.E. to 25.2' between 26R & 27R to include clean out for Lot 26R and added note #6	Addressed.		

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	Ok	Addressed.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	"Public Open Space" regulations previously met with subdivision plat.	Ok	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

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AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed.		

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

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