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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 4-16-20****TRC Comments Sent Date: 4-12-20****Revisions Received Date (R1): 4-24-20****Staff Response Date (R1): 4-27-20****Revisions Received Date (R2): 4-28-20****Staff Response Date (R2): 4-28-20 TRC comments met. PC date set.****Planning Commission Date: 5-13-20**

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: 20PL1031**LINDALE PARK SECTION 4, BLOCK 40, LOT 23R (REPLAT – .91 ACRES)**

Located north of Texas Trail and west of Alameda Street.

Zoned: ON**Owner: Texas Trail Properties, LLC****Engineer: Urban Engineering**

The applicant proposes to combine 5 lots into one to develop a commercial project.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Resolved.		
2	Plat	Please fix Legal description grammatical error. (Volume 11, Page* 14)	Correction has been made	Resolved.		
3	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number.	Correction has been made	Not Resolved. Plat title should reflect proposed lot number (23R)	Correction has been made	Resolved.

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4	Plat	The north arrow orientation on location map is incorrect.	Correction has been made	Resolved.		
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LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change the BL to Y.R. for Yard Requirement.	Change has been made	Addressed.		
2	Plat	Provide a 10' UE along Texas Trail.	Easement has been added	Addressed.		
3	Plat	Provide an extra 5' UE along the west boundary.	No, We have provided an additional 2.5 Feet of U.E. which would account for our portion of the Required 15' U.E. by U.D.C.	Not Addressed. For 5' UE provide previous plat reference. Label additional as 2.5' and provide a dimension for the 7.5'.	Label has been added and correction was made.	Addressed.
4	Plat	On plat title, place block before the lot number.	Correction has been made	Addressed.		
5	Plat	Water Distribution System acreage fee – 0.91 acres x \$1,439.00/acre = \$1,309.49	Understood	To be addressed prior to recordation.		
6	Plat	Wastewater System acreage fee – 0.91 acres x \$1,571.00/acre = \$1,429.61	Understood	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	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:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Understood	Addressed.		
2	Plat	No wastewater construction is required for platting	Understood	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	Addressed.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Purpose: to combine 5 commercial lots into 1. At this stage of plat review Fire has no comment.	Understood	Addressed.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Note has been added	Addressed.		
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REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is located along but not immediately adjacent to bus stops served by the Route 17 Carroll/Southside and should not adversely impact CCRTA Services.	Understood	Addressed.		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	Understood	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	Understood	Addressed.		

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	Understood	Addressed.		

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	Understood	Addressed.		

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	Understood	Addressed.		

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	Understood	Addressed.		

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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.
Understood