

Draft Copy

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 4-16-20****TRC Comments Sent Date: 4-21-20****Revisions Received Date (R1): 4-24-20****Staff Response Date (R1): 4-27-20****Revisions Received Date (R2): 5-5-20****Staff Response Date (R2): 5-6-20 PC date set for Conditional Plat****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: 20PL1033**BAYMOOR ADDITION, LOT 1R (REPLAT – .46 ACRES)**

Located south of IH 37 and east of Buddy Lawrence Drive.

Zoned: CG-2**Owner: MDC Coast 10, LLC****Engineer: Blew & Associates**

The applicant proposes to plat the property to redevelop a commercial store.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Acknowledged	Resolved		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Revised. Unable to determine right of way widths, it is not specified in any record documents or prior surveys	Resolved		
3	Plat	Proposed lot number on platted area should match plat title (Lot *1R)	Revised	Resolved		

Draft Copy

4	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	Acknowledged	Resolved		
5	Plat	Highway 37 is an Interstate Highway. Please revise labeling on platted area as well as location map.	Revised	Not Resolved. Platted area and location map still reads "STATE HIGHWAY 37" and should read "INTERSTATE HIGHWAY 37"	Revised	Resolved

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update Development Services Engineer to Jalal Saleh, PE	Revised	Addressed.		
2	Plat	Update Planning Commission certificate as below at end of Land Development comments.	Revised	Addressed.		
3	Plat	The current lot lines can be remove along with the referenced legal description.	Revised	Addressed.		
4	Plat	Rename 20' Building Setback to 20' Yard Requirement.	Revised	Addressed.		
5	Plat	Provide Yard Requirement label for IH 37 frontage.	Revised	Addressed.		
6	Plat	Update lot label within platted property with Lot number with acreage and square footage only.	Revised	Addressed.		
7	Plat	On Plat title, remove, "Subdivision Plat of"	Revised	Addressed.		

Draft Copy

8	Plat	For street half distance on Buddy Lawrence provide distances to center of street from the three points along property line.	Revised	Addressed.		
9	Plat	Metes and bounds description is not required for the plat and is not reviewed by our department. Verify there are no inconsistencies with plat and future Deed.	The plat will supersede all prior descriptions	Addressed.		
10	Plat	Remove the Zoning notes from plat as the zoning may change in future.	Revised	Addressed.		
11	Plat	Remove the County Health Department signature certificate as connection to Wastewater utilities is existing or will be connected.	Revised	Addressed.		
10	Plat	Provide ownership signature certificate as per State filing. Provide copy of state filing on ownership.	Revised	No addressed. Print name of owner on Owners certificate. Filings/documentation not provided.	Waiting for client to provide documentation and corrected owners name from MDC	No addressed. Print name of owner on Owners certificate. Filings/documentation not provided.

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20__.

Al Raymond, III , AIA
Secretary

Carl Crull, P.E.
Chairman

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

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:		
--------------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the receiving Water note to the Plat (Inner Harbor Basin)).	Revised	Addressed.		
2	Plat	Verify the need for the UE's on site; according to the City GIS system "no public utility easement exists on site".	Easements shown are from Baymoor Addition, Volume 4 Pg 42 & Baymoor Annex, Volume 22 Page 19	Addressed.		

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

Draft Copy

2		Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. IH37 Eastbound Frontage Road is	Acknowledged	Addressed.		
---	--	--	--------------	------------	--	--

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Purpose: To combine 2 commercial properties into 1. Note: Hydrant across street at Buddy Lawrence.	Acknowledged	Addressed.		
2	Utility Plan	Commercial Properties require a fire hydrant flow of 1,500 GPM with 20 psi residual with a fire hydrant every 300 feet.	Fire hydrant is located across the street at Buddy Lawrence; land is already developed	Addressed.		
3	Utility Plan	Note: Hose lay from hydrant will not cross major street artery.	Acknowledged	Addressed.		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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."	Revised	Addressed.		

Draft Copy

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Acknowledged	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.		Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.				

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.		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. Development fees don't apply as existing utility account open on existing property that was previous platted.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Draft Copy