

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 9-17-20
TRC Comments Sent Date: 9-21-20
Revisions Received Date (R1): 9-23-20
Staff Response Date (R1): 9-24-20
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 10-14-20

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: 20PL1092

BAY TERRACE NO. 2 ADDITION, BLOCK 703, LOT 12R (FINAL – 0.1636 ACRES)
Located south of Booty Avenue and east of Seventh Street.

Zoned: ON (ORD #010764 3-22-72)

Owner: 7th Craig Investements, LLC
Engineer: Voss Engineering, Inc.

The applicant to propose to plat portions of Lot 12 and Lot 13 in order to obtain a building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	ok			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description to read: " Being a Final Plat..."	revised	Addressed		
2	Plat	On the Planning Commission certificate block change " Carl Crull, P..E" to "Jeremy Baugh"	revised	Addressed		
3	Informational	You may reduce the 25' Y.R to 20'Y.R (UDC Zoning District "ON" 4.5.3)	revised	Addressed		

4	Plat	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.”	done	Addressed		
5	Plat	Water Lot fee – 1 Lot x \$182.00/Lot = \$182.00	ok	Addressed		
6	Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = \$393.00	ok	Addressed		
7	Plat	Water Pro-Rata - 50.00'LF x \$10.53/LF = \$526.50	ok	Addressed		

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:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.	na			

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

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Fire has no comment for this stage of review.	na			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	na			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	ok			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	na			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	na			

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

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

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

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

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.