

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 8-20-20
TRC Comments Sent Date: 8-24-20
Revisions Received Date (R1): 9-4-20
Staff Response Date (R1): 9-8-20
Revisions Received Date (R2): 9-16-20
Staff Response Date (R2): 9-17-20 TRC comments met. Set PC date
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: 20PL1080

BAYSIDE ACRES NO. 2, BLOCK 4, LOTS 6-A & 6-B (REPLAT – .48 ACRES)
Located north of Yorktown Boulevard and west of Laguna Shores Road.

Zoned: RS-6

Owner: Sheila and Curtiss Randall Colwell
Surveyor: AM Land Surveying

The applicant proposes to plat the property to subdivide one lot into two.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.		Resolved.		
2	Plat	Please fix suffix error on Rick *Lane.	Corrected	Resolved.		
3	Plat	Please include metes and bounds for all lots being platted. (Lot 6-B Utility Plan)		Utility plan was not provided in revised plat.	Provided	Resolved.
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.	Corrected	Street corner dedication shall be identified in the platted area. Additional street dedications from existing streets will be hatched in light gray.	Corrected	Resolved.
5	Plat	Please correct lot numbers for block 7 (should be lots 1 and 6)	Corrected	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide second owner of property. If there is a recorded POA in Land Records, then the name of the POA will printed as an owner with reference to Doc# of recording of POA.	Once recorded there will be a different owner for LOT 6-A	Not addressed. Provides names from most recent Deed.	Corrected	Addressed.
2	Plat	Remove the Health Department certificate.	Corrected	Addressed.		
3	Plat	Update DS Engineer certificate with Jalal Saleh, PE.	Corrected	Addressed.		
4	Plat	Update Planning Commission certificate with Jeremy Baugh as new Planning Commission Chairman and Al Raymond, III, AIA as Secretary.	Corrected	Addressed.		
5	Plat	Remove "Preliminary Plat" from plat. Relocate the scale and north arrow to this area.	Corrected	Addressed.		
6	Plat	Remove the 5 and 10 foot building lines from plat.	Corrected	Addressed.		
7	Plat	Provide a 25' YR (Yard Requirement) along Rick Street.	This would decrease the buildable space for LOT 6-A, could we decrease the existing 25' building line along Seaside Drive to a 10' yard requirement and add the 25' yard requirement along Rick Lane	Addressed. The setbacks for the adjacent lots are rear setbacks, so 10' side on Lot 6A is acceptable.		
8	Plat	Change Building Line to YR (Yard Requirement)	Corrected	Addressed.		
9	Plat	Provide 10' radius at the corners as street dedication. Update square footages and acreages on plat.	Corrected	Addressed.		
10	Plat	Remove plat note #3.	Corrected	Addressed.		
11	Plat	On plat note 1, include "street dedication".	Corrected	Addressed.		
12	Plat	Water Distribution System lot fee – 1 Lot x \$182.00/lot = \$182.00		To be addressed prior to recordation.		
13	Plat	Waste Water Distribution System lot fee – 1 Lot x \$393.00/lot = \$393.00		To be addressed prior to recordation.		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Provide a 25' YR (Yard Requirement) along Rick Street.	This would decrease the buildable space for LOT 6-A, could we decrease the existing 25' building line along Seaside Drive to a 10' yard requirement and add the 25' yard requirement along Rick Lane	Addressed. The setbacks for the adjacent lots are rear setbacks, so 10' side on Lot 6A is acceptable.		
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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes	(No sidewalk exists in the area).
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Waiver is 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	to "4. Add the following Laguna Madre Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for the Laguna Madre as “exceptional” and “oyster waters”. TCEQ also categorized the Laguna Madre as	Corrected	Addressed.		
2	Utility Plan	Provide the missing Utility Plan with all Utilities shown and labeled on it.	All utilities are shown and labeled in the provided existing Utility Plan	Not addressed. Water lines are missing.	Corrected	Addressed.

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Property meets Utility requirements.		Addressed.		
2	Plat	Property meets Utility requirements.		Addressed.		

TRAFFIC ENGINEERING						
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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		To be addressed on site development.		
2		Development should conform to visibility triangle requirements.		To be addressed on site development.		

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	Plat	No comment.		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	Plat	No comment.		Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-1 at NOLF Waldron. Will be subjected to continuous aircraft overflight and noise. Not recommended.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	.8 miles South of Waldron ALF. May be subject to overflight noise, and potentially require an aeronautical study based on construction method.		Addressed.		

AEP-TRANSMISSION

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

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

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

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