

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 10-01-20

TRC Comments Sent Date: 10-05-20

Revisions Received Date (R1): 10-08-20

Staff Response Date (R1): 10-09-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 11-11-20 Public Notice Plat

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: **20PL1097**

FLOUR BLUFF ESTATES NO. 2, BLOCK 11, LOT 2A (FINAL REPLAT – .1722 ACRES)

Located east of Jane Street and south of Jester Street.

Zoned: RS-6

Owner: McMillina Services Inc.

Engineer: J Perales Civil Engineering & Planning Services

The applicant proposes to replat the north half of Lot 2, Block 11 and obtain a building permit for residential use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Informational comment			
2	Plat	Please include complete legal description of adjacent lot on east side of platted area (refer to volume A, Page 42)	Easterly adjacent property legal description added to plat.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat title change "Re-Plat" to "Final Replat"	Plat title corrected.	Addressed		

2	Plat	On the Engineer certificate block revise the engineer name not to show in all capital letters. Correct and revise.	Engineer's certificate corrected.	Addressed		
3	Plat	On the Planning Commission certificate block replace "Carl Crull, P.E" to "Jeremy Baugh"	Planning Commission certificate corrected.	Addressed		
4	Plat	Enlarge the Plat Notes to appear legible.	Plat notes font size increased.	Addressed		
5	Plat	Remove Note 9 referencing Open Space Regulation.	Note 9 regarding open space removed from plat.	Addressed		
6	Plat	Complete the solid lot line for abutting lot 1.	Solid lot line for abutting Lot 1 corrected.	Addressed		
7	Plat	Remove <u>only</u> ownership names along both abutting lots.	Ownership names removed.	Addressed		
8	Plat	On the platted Lot 2A show and label the acreage, sqft and remove <u>only</u> recorded legal description information.	Lot 2A labelling corrected.	Addressed		
9	Plat	Water Lot fee – 1 Lot x \$182.00/Lot = \$182.00	Informational comment.	Prior to plat recordation		
10	Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = \$393.00	Informational comment.	Prior to plat recordation		
11	Plat	Water Pro-Rata - 50.00'LF x \$10.53/LF = \$526.50	Informational comment.	Prior to plat recordation		
12	Plat	Wastewater Pro-Rata - 50.00'LF x \$12.18/LF = \$609.00	Informational comment.	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water		No

Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No (sidewalk exists)
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 comment.				

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

TRAFFIC ENGINEERING						
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	Informational comment.			

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment.	n/a			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

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

1	Plat	No comment.	n/a			
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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.	Informational comment.			

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-1 for NAS Truax field. Recommended no single residence be built in this area.	Recommendation only.			

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	1 mile south of Truax airfield and 3.3 miles east of Waldron ALF. May be subject to overflight noise during operations at Truax. Aeronautical study possibly required based on construction method.	Informational comment.			

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a			

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.