

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4

App Received: 11-04-20

TRC Meeting Date: 11-12-20

TRC Comments Sent Date: 11-16-20

Revisions Received Date (R1): 11-17-20

Staff Response Date (R1): 11-19-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 1-06-20 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: **20PL1116**

PATRICK GARDENS LOT 34R (FINAL – 0.289 ACRES)

Located South Morgan Avenue between Cheyenne Street and Virginia Avenue.

Zoned: RS-6

Owner: Francisco Javier Martinez

Surveyor: Brister Surveying

The applicant proposes to replat the remainder south east portion of Lot 34 into 1 platted lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok			
2	Plat	Revise legal description for north adjacent lot (should read *East 150')	Changed West to East	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the plat title to read: "Final Plat of..."	Changed replat to final plat	Addressed 11-19-20		

2	Plat	On the Planning Commission certificate block change "Carl Crull, P.E" to "Jeremy Baugh"	Changed name	Addressed 11-19-20		
3	Plat	Water Distribution System acreage fee – 0.289 acre x \$719.00/acre = \$208.51	Ok	Prior to plat recordation		
4	Plat	Wastewater System acreage fee – 0.289 acre x \$1,571.00/acre = \$455.59	Ok	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

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:	No
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Show the existing 21" Storm pipe.	Added 21" storm pipe	Addressed 11-18-20		

UTILITIES ENGINEERING

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

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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.	No response			

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.	No response			

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final replat 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.	No response			

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

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

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

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.