

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. ***The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.***

Staff Only/District#: GG/District#1
App Received: 7-28-21 Process for 7-28-21 Deadline
TRC Meeting Date: 8-05-21
TRC Comments Sent Date: 8-09-21
Revisions Received Date (R1): 8-27-21
Staff Response Date (R1): 8-30-21
Revisions Received Date (R2): 8-31-21
Staff Response Date (R2): 9-02-21
Planning Commission Date: 9-15-21 Non Public Notice

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: 21PL1110

MARTINEZ ADDITION, BLOCK 1, LOT 1 (FINAL – 0.0402 ACRES)
Located south of Comanche Street and west Culberson Street.

Zoned: RM-3

Owner: Linda Martinez Herrera
Surveyor/Engineer: Cobalt Engineering and Inspections, LLC

The applicant proposes to plat the portion of Lot 10 in order to change into 1 platted lot for existing house.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Acknowledged			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plats	On the legal description change "Replat" to "Final Plat"	Applied	Why was the block Number removed on the plat title? Correct and revise.	addressed	Addressed
2	Plat	Add a note to the plat: "UDC Section 9.5: A nonconforming lot of record shall be any legally-established parcel that does not conform to the development standards in Article 4 of the zoning district in which it is located."	Applied Note 12 Plat	Addressed		
3	Plat	On Note 4 change "Replat" to "Final Plat"	Applied	Addressed		

				Not Addressed: Revise Note 9 to reference the Corpus Christi Inner Harbor Drainage Basin: “Receiving Water” standard note to the plat shall read: The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as “intermediate”.		
4	Plat	The receiving water on Note 9 is incorrect. Correct and revise.	Corrected to Corpus Christi Bay Basin		addressed	Addressed
5	Plat	Show and label the centerline dimension for Culberson Street.	Applied	Addressed		
6	Plat	Along Culberson Street change the 10'BL to 20' Y.R (UDC 4.4.3.B (RM-3) and extend the Y.R dash line to its property line.	Applied	Not Addressed: change B.L to Y.R	addressed	Addressed
7	Plat	Remove the 5' B.L. setbacks inside the platted lot. Side yard setbacks are typically reference during the building phase.	Applied	Addressed		
8	Plat	Show and label the recorded legal description for Lot 9 and Block 7, Lot 1.	Applied	Not addressed: Show and label the <u>recorded</u> legal description for Lot 9 and Block 7, Lot 1.	addressed	Addressed
9	Plat	Per DS Engineering, Exempt- Existing Service	Acknowledged			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No, Existing
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	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Placed as Note 13 on Plat	Addressed.		
2	Utility	2-inch water line shown along Culberson Street is not shown in City Records and may not be a City Utility.	Noted on Ext Utl Plan	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

		Based on the discussion that was held at the Technical Review Committee meeting 8-05-21, an administrative committee determination was made to not require water construction based on the following facts: 1.The GIS map shows that the construction of a water main is in progress at this time, 2.The existing residence is already connected to domestic water, 3.There is an existing fire hydrant within 500' from the existing single-family residence that is on the property and a change in use of the property is not ever going to occur.				
1	Plat		added Note to Ext Utl Pln	Addressed.		
2	Plat	No wastewater construction is required for platting.	Noted	Addressed.		

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	note 10 on Plat			
2	Info:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Note 11 on Plat			

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

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.	Acknowledged			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Acknowledged			

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

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

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add two notes to the sheet 1 of the Plat General Notes: 1)Any access to SH 286 Frontage Rd. shall conform to TxDOT Access Management Manual and Road Design Manual. Access to SH 286 Frontage Rd. shall be reviewed and approved by TxDOT. 2)Any storm water discharge to State right-of-way shall be reviewed and approved by TxDOT.	1 included in Note 11 and 2 I note 14 on plat	Addressed		

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

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.