

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#: NV District-4  
App Received: Received 05/24/21, Processed on 06/02/21 Deadline  
TRC Meeting Date: 06/10/21  
TRC Comments Sent Date: 06/11/21  
Revisions Received Date (R1): 8-27-21  
Staff Response Date (R1): 8-31-21  
Revisions Received Date (R2): 9-02-21  
Staff Response Date (R2): 9-03-21  
Planning Commission Date: 9-29-21 Public Notice Plat

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: 21PL1071

**FLOUR BLUFF ESTATES NO. 2, BLOCK 8, LOT 11E & LOT 12W (FINAL REPLAT) 0.3789 Acres**  
Located south of Webb Street and west of Jane street.

Zoned: RS-6

Owner: GTMM LLC  
Surveyor: HAYDEN SURVEYING, INC.

The applicant proposes to plat the remaining portions of Lots 11 and 12 and subdivide into platted 2 lots.

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)	Informational comment.			
2	Plat	Metes and bounds call missing on eastern boundary. Pls revise.	Missing metes and bound call added to plat.	Resolved		

3	Plat	Plat title should reflect lots being platted (11E, 12W). Pls revise	Plat title corrected to name lots 11E & 12W.	Resolved		
4	Plat	The legal description under the plat title is incorrect. It should read Flour Bluff Estates No.2 east ½ lot 11 & west ½ lot 12 block 8. Correct and revise.	Legal description as been updated.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove note 9. zoning note. (this note relates to preliminary plats only.)	Note 9 removed from plat.	Addressed		
2	Plat	Remove "Vol 8 page 22 M.R.N.C.T." from proposed plat.	"vol. 8 Pg. 22" refrence removed from plat.	Not Addressed only Lot 11E & 12W remove the reference "Vol 8 page 22 M.R.N.C.T." and resubmit the revised plat as PDF full size 18x24	Reference removed and PDF file reformatted to 18"x 24" sheet size.	Addressed
3	Plat	Replace "25' B.L" to read as "25' Y.R."	25' B.L. changed to 25' Y.R.	Addressed		
4	Plat	Mention acreage for proposed subdivided lots.	Acreage information added to plat.	Not Addressed: provide the acreage and sqft for the proposed platted lots.	Acreage and sqft for the proposed platted lots are labeled.	Addressed
5	Plat	Water distribution lot fee - 2 lots x \$182.00 = <b>\$365.00</b>	Informational comment.	Prior to plat recordation		
6	Plat	Wastewater distribution lot fee - 2 lots x \$393.00 = <b>\$786.00</b>	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.				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No

Manhole		No
Stormwater		No
Sidewalks		No, Developed area with existing sidewalks
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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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	To be addressed during building permitting.	To be addressed with site development.		
2	Utility	There are two utility lines shown in the Web Drive R-o-W. With one label, "8" Clay Wastewater Line" identify and label the second utility.	Second line is a duplicate. Removed from Utility Plan.	Addressed. Wastewater line abandoned.		

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

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

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

1	Plat	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)	To be addressed during building permitting.			
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#### FLOODPLAIN

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

#### 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.				

#### GAS

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

#### PARKS

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

#### CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.09 miles southwest of Truax airfield. May require aeronautical study based on type and method of construction.	Single-Family residential use proposed			

#### NAS CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Located in APZ-2 for NASCC. Recommended 1-2 dwellings per unit. Will be subjected to aircraft overflight and noise.	Single-Family residential use proposed.			
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AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

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

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

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

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.