

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/GG District-4
App Received: Received 03/18/21, Processed on 04/13/21 deadline
TRC Meeting Date: 04/29/21
TRC Comments Sent Date: 05/03/21
Revisions Received Date (R1): 8/16/21
Staff Response Date (R1): 8/17/21 Applicant did not respond to sidewalk waiver
Revisions Received Date (R2): 8/24/21
Staff Response Date (R2): 9/01/21
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: 21PL1041

PADRE ISLAND SECTION NO. 4, BLOCK 215, LOT 3RR (FINAL REPLAT -0.2206 ACRES)
Located south of Whitecap Boulevard and east of Cruiser Street

Zoned: RS-TF

Owner: Hoobler Investments, LLC
Surveyor: Hayden Surveying, Inc.

The applicant proposes to amend building site and common area boundaries.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Informational comment			
2	Plat	Legal description is incorrect. Lot being replatted is 3R. Pls revise.	Legal description corrected to "3R".	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Add Certificate block "STATE OF TEXAS COUNTY OF NUECES THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE __ DAY OF _____ 2021. BRETT FLINT, P.E. DEVELOPMENT SERVICES ENGINEER "	Development Services Engineer Certificate added.	Addressed		
2	Plat	Remove Arrow and legal description from location map on utility plan.	Utility plan location map corrected.	Addressed		
3	Plat	Add "6' U.E." label to show U.E. continuity near NE corner of lot.	6' U.E. label added.	Addressed		
4	Plat	At 28' B.L. only keep 69.00' dark line and remove line extensions on both sides.	Line work corrected.	Addressed		
5	Plat	Padre Island property exempt from Lot/Acreage fees.	Informational comment			
6	Plat	Add a note to the plat: "The record plat and permit application will be in compliance with The Unified Development Code Section (UDC) 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013."	Note added as Plat Note No. 10.	8-24-21 Addressed		
7	Plat	The Technical Review Committee has determine your application is Final Replat and not Amending plat. Revise the Plat title to read: "Final Replat of.."	Plat title changed to "Final Replat of..."	8-24-21 Addressed		
8	Plat	Add a Planning Commission certificate block to the plat	Planning Commission certificate added to plat.	8-24-21 Addressed		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment received.				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Per Fire Department	
Wastewater	Yes	
Manhole	Depending on Final Design	
Stormwater	Depending on Final Design	
Sidewalks	Yes, or Waiver. Cruiser Street is on the Mobility Plan UDC 8.2.2	

Streets		No
---------	--	----

<p>Applicant Response on Waiver:</p>	<p>8-17-21 Did not get a response will PI be submitted for sidewalks or will a waiver be requested? If so a waiver for sidewalks will need be requested from the applicant and \$38.00 processing fee.</p>	<p>public improvement plans have been amended to include public sidewalk construction as requested. Addressed</p>
---------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------

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.	Addressed		
1	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Public improvement plans for water and wastewater utility service connections have been prepared and submitted to Public Improvements.	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Individual services of water are required for each lot (City Charger, Article IX, Section 55-81)	Public improvement plans for water and wastewater utility service connections have been prepared and submitted to Public Improvements.	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards). Private plumbing must be separated between buildings and Pre-taps will be required for each separate lot for sewer (City Charter, Article IX, Section 55-71, Paragraph (b) (5)).	Public improvement plans for water and wastewater utility service connections have been prepared and submitted to Public Improvements.	Addressed		

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 (UDC 7.1.7)	To be addressed during building permitting.			

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	No comment.				

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

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

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

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.