

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#: S.R. / District No.1
App Received: 06-09-2021
TRC Meeting Date: 06-17
TRC Comments Sent Date: 06/25/2021
Revisions Received Date (R1): 07/15/2021
Staff Response Date (R1): 08/26/2021
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 09/29/2021-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: 21PL1081

Montrose Park, Block 1, Lot 2A (Final Plat) .2210 Acre
Located north of Buford Avenue and east of 25th street.

Zoned: RS-6

Owner: Thanksgiving Homes, Inc
Surveyor: Brister Surveying

The applicant proposes to plat the property to construct a house. The proposed plat is the half portion of a previously platted lot.

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).	OK			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update the Development Services signature certificate/block to read "The final plat herein...was approved by the Planning Commission of the City of Corpus Christi, Texas." Remove "...Development Services..."	CHANGED CERTIFICATE	Addressed.		
2	Plat	Revise Al Raymond III, AIA Director to Al Raymond III, AIA Secretary in the Development Services signature certificate/block.	CHANGED CERTIFICATE	Addressed.		
3	Plat	Add a signature space for Jeremy Baugh Chairman in the Development Services signature certificate/block.	CHANGED CERTIFICATE	Addressed.		
4	Plat	Water Distribution System Lot Fee: 1 Lot x (\$182.00/Lot)= \$182.00	OK			
5	Plat	Wastewater System Lot Fee: 1 Lot x (\$393.00/Lot)=\$393.00	OK			
6	Plat	Water Pro-Rata Fee: 55 LF x (\$10.53/LF) = \$579.15	OK			
7	Plat	Wastewater Pro-Rata Fee: 55 LF x (\$12.18/LF) = \$669.90	OK			

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
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	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	OK			
2	Plat	Backlot Utility Easement is 10-foot (Per City GIS)	MADE U.E. 10'	Addressed.		

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 (UDC 7.1.7)	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	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	Plat	No comment.	NO RESPONSE			

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.