

**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 06/04/21, Processed on 06/16/21 Deadline**  
**TRC Meeting Date: 06/24/21**  
**TRC Comments Sent Date: 06/25/21**  
**Revisions Received Date (R1): 06/28/21**  
**Staff Response Date (R1): 7/08/21**  
**Revisions Received Date (R2): 8/10/21 Payment for Sidewalk waiver received 9-10-21**  
**Staff Response Date (R2): 9-10-21**  
**Planning Commission Date: 10-13-21 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: 21PL1079**

**FLOUR BLUFF ESTATES NO.2 BLOCK 4 LOTS 1A & 1B (FINAL REPLAT) 0.38 Acres**  
 Located south of Webb street and east of Military drive.

**Zoned: RS-6**

**Owner: D & K LIGHTING, INC. (KEREM TEPECIK, SECRETARY)**  
**Surveyor: TEXAS GEOTECH LAND SURVEYING, INC.**

The applicant proposes to plat the property to subdivide 1 lot into 2 lots.

<b>GIS</b>						
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)	<b>NOTED</b>			

<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show continuous 25' Y.R. on Lot 1A as per U.D.C. 4.3.3 (10' is permitted only for lot facing back to back with another lot.)	THERE IS A BUILDING FACING MILITARY DRIVE THAT MAKES IT IMPOSSIBLE TO GET A 25' Y.R.	Not addressed: Show Continuous 25' Y.R Lot 1A & Remove Existing building shown on revised plat. (Current zoning requires 25' Y.R.) This will create non-conformity for existing structure which can be resolved as per U.D.C. 9.6.	DONE	Addressed
2	Plat	Show proposed acreage of lot 1A & 1B which should sum up as mentioned in note no.1.	DONE	Rename Lot 2A to 1B as previously designated in plat. Revise in plat description and as necessary.	DONE	Addressed
3	Plat	Revise signature to read as: " <u>AL RAYMOND III, AIA</u> SECRETARY "	DONE	Addressed		
4	Plat	Reference plat of Vol. 8 Page 22 shows existing lot of 100'x 165' feet. Please Verify.	According to the Texas Society of Professional Surveyors requirements, we have to show the distance between the	Addressed		

5	Plat	Revise Lot no. on legal description to lot 1A & 2A.	DONE	Addressed		
6	Plat	Water distribution system lot fees= \$182 x 1 = <b>\$182.00</b>	NOTED			
7	Plat	Wastewater system lot fees= \$393 x 1 = <b>\$393.00</b>	NOTED			

**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	There was a miss communication between reviewers on the TRC, — Wastewater Construction may be necessary depending on the proposed development on these lots, see utilities comments. <b>Potentially, See below Engineering Utilities comments</b>	No
Manhole		No
Stormwater		No
Sidewalks	Yes, Military Drive is on the City of CC Mobility Plan	
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	NOTED	Addressed		
2	Plat	Public Improvements Plans Or a Waiver Request 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	<b>We are going to summit a waiver for the sidewalks. There are no sidewalks anywhere close to the lots.</b>	Submit Waiver Request- Waiver must be approved by Planning Commission	<b>PLEASE SEE LETTER OF WAIVER</b>	<b>Addressed</b>
3	Plat	Extend 10-Foot Utility Easement on Military drive on Lot 1 B	DONE	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No water construction is required for platting.	NOTED	Addressed		

2	Infor.	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Full frontage extensions shall be installed along the entire length of at least one property frontage (Wastewater Collection System Standards, Section IV, Par A6)		<b>Missing Applicant Response.</b> Not addressed, Both Lots must have access to waste water service to be platted. Wastewater lines in Military Drive are a force main and a trunk line and are not available for service connections.	<b>NOTED</b>	Comment is being addressed with CC Utilities. Deffered to Public Improvement Plans or site development. <b>9-13-21 Per Utilities Engineering No wastewater construction is required</b>
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**SOLID WASTE**

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

**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)	NOTED			

**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	Residential structure shall have fire accessibility. The requirements are as follow: 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. The access can be from Webb St. However, if access is provided to lot 1B from Military Dr. the above is not required.	NOTED			

**GAS**

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

**PARKS & RECREATION**

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.				

<b>AEP-DISTRIBUTION</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

<b>TXDOT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

<b>NUECES ELECTRIC</b>						
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.