

PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 01-31-19  
TRC Comments Sent Date: 2-05-19  
Revisions Received Date (R1): 1-31-20  
Staff Response Date (R1): 2-10-20  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 3-04-20

Urban Engineering responses 1-31-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.  
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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: 19PL1005

LENA PEARSE ADDITION, BLOCK 2, LOT 2R (FINAL – 0.167 ACRES)  
Located west of Lewis Street between Norton Street and Fannin Street.

Zoned: RS-TF

Owner: Thanksgiving Homes, Inc.  
Engineer: Urban Engineering

The applicant proposes to plat the property in order combine 2 portion lots into 1 lot.

GIS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct				
2	Plat	Label the right of way widths of Fannin St. and Lewis St. below the street label.	Dimensions have been added	Correct				
3	Plat	Revise the lot number to 2R.	Correction has been made	Correct				

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

1	Plat	On the owners certificate block, verify the owners name with warranty deed.	Ownership shown is correct. Warranty Deed lists Thanksgiving Homes as the owner, the bylaws correctly references Thanksgiving Homes as Thanksgiving Homes, Inc. in Section 2.	Addressed				
2	Plat	Prior to recordation remove the reference "Preliminary, this document shall not be recorded..."	Understood	Addressed				
3	Plat	Wastewater System Lot fee – 1 lot x \$393.00/Lot = \$393.00	Understood	Prior to recordation				
4	Plat	Water Distribution System Lot fee – 1 Lot x \$182.00/Lot= \$182.00	Understood	Prior to recordation				
5	Plat	Water Pro-Rata – 100.08 LF x \$10.53/LF = \$1,053.84	Understood	Prior to recordation				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	No	
Wastewater	Yes	
Stormwater		No
Fire Hydrants		No
Manhole	Yes	
Sidewalks		No
Streets		No

Understood

Understood

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	Applicant Response	Staff Resolution

1		Public Improvements are required for waste water. Public Improvements shall be completed and accepted prior of plat recordation.	Understood	Prior to plat recordation				
2	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Informational				

UTILITIES ENGINEERING (WATER AND WASTEWATER)								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Understood	Addressed				
2	Plat	Wastewater construction is required for platting.	Understood	Prior to plat recordation				

TRAFFIC ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood					

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

FIRE DEPARTMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood					

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

PARKS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood.					

2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)	Understood.	Prior to recordation				
		The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser)		Prior to recordation				
		or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date)		Prior to recordation				
		The fair market value may not exceed \$62,500.00 per acre (UDC8.3.6) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided.	Understood.	Prior to recordation				
3	Plat	Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00	Understood	Prior to recordation				

REGIONAL TRANSPORTATION AUTHORITY								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood					

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

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

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

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

TXDOT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment, property not adjacent to TxDOT right-of-way.	Understood.					

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

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 conditionfor 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. Understood