

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

### Staff Only:

TRC Meeting Date: 3/28/19

TRC Comments Sent Date: 4/11/19

Revisions Received Date (R1): 7/2/19

Staff Response Date (R1): 7/17/19

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 8/7/19

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: 19PL1029

CREEKWAY SUBDIVISION, BLOCK 3, LOTS 2, 3, 4, 5, 6, 7, & 8 (REPLAT – 0.89 ACRES)

Located south of Cedar Pass and east of Everhart Road.

Zoned: RS-TF

Owner: Abel and Cynthia Garza

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to plat the property for a town home development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The location map is scaled in too close to determine the location.	GOT IT FIX	Correct		
2	Plat	The plat does not close within acceptable engineering standards.	GOT IT TO CLOSE	The plat closes within acceptable engineering standards.		
3	Plat	Provide a legend for all abbreviations.	SEE LEGEND	Correct		
4	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Incorrect, show a portion of the adjacent lots on Prairie Dr. with correct legal descriptions.	Properties within 200 feet of the subject property have been identified	Correct

5	Plat	Label the correct document number for the 65' drainage ditch and specify whether it's an easement per the DRNCT.	DONE	Correct		
6	Plat	The property is currently zoned RS-TF, City Ordinance 016854, 02.03.1982.	NOTED	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Site Plan	Provide site plan for development, including the building footprint with driveway locations, parking and circulation.	The buildings' footprint are shown on an attachment	Addressed		
2	Plat & Utility Plan	On the plat, provide, label and dimension a Private Access/Utility Easement along the frontages of the lots, to be consistent with parking/driveway circulation on the site plan.	Each lot will have direct access onto the public street	Addressed. Each lot will have their own Utility taps and drive way entrances.		
3	Plat	Provide centerline for Drainage Right of way.	ADDED	Addressed		
4	Plat	Provide labels for dashed lines on south adjacent property. Verify that the side/rear U.E. when combined with adjacent U.E., is 15 feet.	DONE	Addressed		
5	Plat	Correct the Notary certificate with the correct owners of property.	DONE	Addressed		
6	Plat	Location Map should show larger area showing connection to a city road network.	DONE	Addressed		
7	Plat	Correct spelling on Plat Note #1 for "area".	DONE	Addressed		

8	Plat	Water Distribution System lot fee – 7 lots x \$182.00/lot = \$1,274.00	Acknowledged	Addressed		
9	Plat	Wastewater System lot fee – 7 Lots x \$393.00/lot = \$2,751.00	Acknowledged	Addressed		
10	Plat	Water Pro-Rata - 391.16 LF x \$10.53/LF = \$4,118.91	Acknowledged	Addressed		

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### 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

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	Provide 15' Utility Easement for the existing 12" wastewater force main.	The existing 10-inch wastewater force main is located within the existing easements	Addressed		
2	Plat	Provide 20' Drainage Easement for the existing storm inlet and 18" storm water.	DONE	Addressed		
3	Utility Plan	Show and label the 12" Water main on Prairie Drive	DONE	NOT addressed	The 12-inch waterline is shown on the revised utility plan.	Addressed
4	Utility Plan	Show and label the 12" Wastewater Force main which is located onsite.	DONE	Addressed		

5	Utility Plan	Show and label the existing public storm inlet and storm pipe which is located onsite.	DONE	Addressed		
6		Public Improvements are required for wastewater. Public Improvements shall be completed and accepted prior of plat recordation.	Acknowledged	Addressed		

#### UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Acknowledged	Addressed		
2	Plat	Wastewater construction is required for platting.	Acknowledged	Prior to recordation		

#### 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.	Spoke with Renee Couture, Traffic Engineering, and the applicant will provide traffic calming measures	Prior to recordation		
2	Plat	A driveway should not be permitted within the curve alignment of Prairie Drive.	Spoke with Renee Couture, Traffic Engineering, and the applicant will provide traffic calming measures	Prior to recordation		

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1		WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational.	Acknowledged	Prior to recordation		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. at the rear of lots 2,3,4, & 5, blk. 3	ADDED	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	a. Parkland Dedication Requirement and Park Development Fees	Acknowledged	Prior to recordation		
		i. Dedication requirement =0.07 acre. Department will not accept land.	Acknowledged	Prior to recordation		
		ii. Cash in lieu of land fees should be calculated at 0.07 x value of an acre = total payment	Acknowledged	Prior to recordation		
		iii. Park Development Fees: 7 x \$200 = \$1,400.00	Acknowledged	Prior to recordation		

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

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

<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Located approximately 1.9 miles ESE of NALF Cabaniss. May be subject to occasional aircraft overflight and noise.	NOTED	Addressed		

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		AEP is requesting a 5' EE along the ROW of every lot to supply power through front lot means	ADDED	Addressed		

#### TXDOT

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

#### NUECES ELECTRIC

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

#### 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.