

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 7-25-19

TRC Comments Sent Date: 8/7/19

Revisions Received Date (R1): 8-9-19

Staff Response Date (R1): 8-12-19

Revisions Received Date (R2): 8-16-19

Staff Response Date (R2):

Planning Commission Date: 9-4-19

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: 19PL1078

STEELE'S ADDITION, BLOCK 11, LOT 33R (REPLAT – 0.14 ACRES)

Located south of Agnes Street and west of Port Avenue.

Zoned: RS-6

Owner: Jesus and Maria Chavez

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to plat the property to acquire a residential permit to construct a home.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	Correct but dimension and label the street dedication.	DONE	
2	Plat	Provide reference to plat note #6.	DELETED	Correct		
3	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	DONE	Incorrect	DONE	Correct

4	Plat	The plat name will be followed by the block and the lot in that order.	DONE	Correct		
5	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Correct		
6	Plat	5' street dedication is required on Morris St.	DONE	Correct		
7	Plat	The 10' utility easement as depicted in Document 1996007978 D.R.N.C.T. shall be shown and labeled on the plat.	DONE	Incorrect, it's 5' and 5' not 10' and 10'. The alley is 10'.	DONE	

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On Vicinity Map, provide UTP streets Agnes Street and Port Avenue.	DONE	Not addressed. The location map is incorrect for this property. Corner of Duncan street.		Addressed.
2	Plat	Provide the 5 ft street dedication along Morris Street for a 50' right of way. Provide ROW new label for Morris Street.	DONE	Addressed.		
3	Plat	Update Plat note #2 to include "including street dedication."	DONE	Addressed.		
4	Plat	Update plat note #5 to the following: "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."	ADDED	Addressed.		
5	Plat	Remove plat note #6.	DONE	Addressed.		
6	Plat	Correct the City of Corpus Christi certificate with below.	DONE	Not addressed. Misspelling of secretary's name.	DONE	Addressed.

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20____.

Nina Nixon-Méndez, F.A.I.C.P.
Secretary

Eric Villarreal, P.E.
Chairman

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.			Addressed.	

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:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Provide and label the termination point for the existing 6" VCP Wastewater main along Morris.	DONE	Addressed.		
2	Utility Plan	Provide and label the existing 4" DIP Water main near the back lot line.	DONE	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.	NOTED	Addressed.		
2	Plat	No wastewater construction is required for platting.	NOTED	Addressed.		

UTILITIES ENGINEERING (STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

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

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
1	Plat	No comment.		Addressed.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<p>Parkland Dedication Requirement and Park Development Fees apply.</p> <p>Park Development Fee (\$200 per unit) – (\$200) x (1 units) = \$200.00</p>	NOTED	Prior to recording		
2	Plat	<p>Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 1 unit = 0.01 acres of land dedication.</p>	NOTED	Prior to recording		

3	Plat	Parks Dept will not accept land. a. In lieu of land dedication, \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided UDC Section 8.3.6	NOTED	Prior to recording		
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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.		

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

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

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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. The property is exempt from Development Fees as the property is platted and has existing Utility services.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.