

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 07-25-19

TRC Comments Sent Date: 8-12-19

Revisions Received Date (R1): 8-13-19

Staff Response Date (R1): 8-16-19

Revisions Received Date (R2): 8-29-19

Staff Response Date (R2): 9-06-19

Planning Commission Date: 9-18-19

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: 19PL1075

BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT – 0.34 ACRES)

Located south Craig Street and east Seventh Street.

Zoned: ON

Owner: 7th. Craig Investments, LLC

Surveyor: Texas Geo Tech, Land Surveying, Inc.

The applicant proposes replat the property in order obtain a building permit for future development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	Incorrect, include the dimensions of the street dedication at the radius.	DONE	Correct
2	Plat	A 10' radius is required at the intersection of Craig St. and Seventh St.	DONE	Correct		
3	Plat	Correct the suffix of Craig St.	DONE	Correct		
4	Plat	Remove the hyphen from the Lot 19-R from the platted lot.	DONE	Correct		
5	Plat	Remove the west boundary of the 15' alley within the plat boundary. The alley is 7 1/2' east of the plat and 15' south of the plat.	DONE	Add a 15' alley label south of the plat.	ADDED	Correct
6	Plat	The location map requires a north arrow and the site on the location map is incomplete, add the western portion.	DONE	Correct		

7	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	Correct		
8	Plat	The plat requires a scale bar in addition to the fractional scale.	ADDED	Correct		
9	Plat	The plat name will be followed by the block and the lot in that order.	DONE	Incorrect	ADDED	Correct

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the plat to read title first, then block and lot.	DONE	Not Address: Title first, then block and lot.	DONE	Addressed
2	Plat	On the platted lot change "Lot 19-R" to "Lot 19R" (see plat title).	DONE	Addressed		
3	Plat	On the Engineering certificate block replace "William J. Green, P.E." with "Gabriel Hinojosa, P.E."	DONE	Addressed		
4	Plat	Along the abutting properties remove ownership names.	DONE	Not Address: only remove the ownership names of the abutting properties. Return legal descriptions.	DONE	Addressed
5	Plat	Show and label 20' Y.R. along Seventh Street and Craig Street (UDC 4.54.)	DONE	Addressed		
6	Plat	On the General Note 1 revise note to include street dedication.	DONE	Addressed		
7	Plat	Water Distribution System acreage fee – 0.34 x \$1,439.00/acre = \$489.26	NOTED	Prior to recordation		
8	Plat	Wastewater System acreage fee – 0.34 acres x \$1,571.00/acre = \$534.14	NOTED	Prior to recordation		
9	Plat	Water Pro-Rata - 104.00 LF x \$10.53/LF = \$1,095.12	NOTED	Prior to recordation		

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?	Yes	
Water		No
Fire Hydrants		No
Wastewater	Yes, wastewater maybe required at the building permit stage based on the number of bldg units and service line size.	
Manhole		No
Stormwater		No
Sidewalks	Yes, along Craig Street	

Streets		No
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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	Increase text size to 12 points; provide and label the existing FIRE Hydrant; replace the term "8 inch Water Line" on Seventh Street with "8 inch PVC Water Line"; remove the 8 inch PVC Sanitary Line on Craig Street because it was Proposed and never got constructed.	"INCREASE TEXT SIZE TO 12". CHANGED THE TEXT, AS REQUESTED. ACCORDING TO MY CLIENT THERE IS A SANITARY LINE ON CRAIG STREET.	Addressed		
2		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Plat Recordation.	NOTED	Prior to plat recordation		
3	Informational	See Utilities Department Comments hereafter	NOTED			

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 (an exemption is being made to the requirement for a water line along Craig St, due to the fact that Fire Protection and Domestic water access is already available, and the adjacent properties are already served).	NOTED			
2	Plat	Wastewater is required for platting (one frontage shall have accessible sewer service).	NOTED	Wastewater maybe required at the building permit stage based on the number of bldg units and service line size.		

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

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

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	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial areas shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	ADDED	Addressed		

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

NAS-CORPUS CHRISTI						
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.				

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

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

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

NUECES ELECTRIC						
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.