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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 9-5-19

TRC Comments Sent Date: 9-9-19

Revisions Received Date (R1): 9-12-19

Staff Response Date (R1): 9-12-19

Revisions Received Date (R2):

Staff Response Date (R2):

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: 19PL1092

WILLOWOOD UNIT 7, BLOCK 7, LOT 9R (REPLAT – 0.138 ACRES)

Located west of Violet Road and north of Willowood Creek Drive.

Zoned: RS-6

Owner: R S Serenity Homes, LLC

Engineer: J Perales Civil Engineering & Planning Services

The applicant proposes to plat the property to change the front yard requirement.

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GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Right of way widths and centerline dimensions have been added to the plat drawing.	Corrected		
2	Plat	Label the complete and correct street names including suffixes for all streets shown on the plat. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Street names have been added to the plat drawing.	Corrected		
3	Plat	Label the complete and correct legal description of the adjacent properties. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6). Land Development application instruction requirements.	Legal description labels for adjacent properties have been added to the plat drawing.	To be addressed prior to recordation. Incorrect, show properties within 200' of subject property. To be addressed prior to recordation.		
4	Plat	All blocks are to be labeled on the plat area, preferably using a circled number. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	Block number has been added to the plat drawing.	Corrected		

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5	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number. Per Land Development Procedures.	Plat title has been corrected.	Corrected		
6	Plat	The plat does not close within acceptable engineering standards. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	Plat boundary has been corrected.	Corrected		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change the 25' and 15' B.L. to 25' Y.R. and 15' Y.R. respectively. Correct to Y.R. on "Reason" under plat description. Leave the 20' B.L. as it is not a UDC development standard for a Y.R. UDC Table 4.3.2 and UDC Section 8.2.1.G	B.L. and Y.R. corrections have been made to the plat drawing.	Addressed		
2	Plat	Provide a Block number on the plat. Lot number should be Lot 9R.	Block number has been added to the plat drawing.	Addressed		
3	Plat	Provide the acreage on the plat under the square footage. UDC Section 3.8.5	The tract acreage has been added to the plat drawing.	Addressed		
4	Plat	Secretary of State filing only has Sandra Perez as both Director and President of R.S. Serenity Homes, LLC. Remove the other member. Correct owner's title.	Ownership certificate has been corrected on the plat drawing.	Addressed		

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5	Plat	Place the subdivision name above the Block and Lot number for the Plat title. UDC Section 3.8.5	Plat title has been corrected.	Addressed		
6	Plat	Provide the bearing for the 9.3' distance.	Bearing for 9.3' distance has been added to the plat drawing.	Addressed		
7	Plat	Provide the distance of the 10' Drainage Easement to the right of way as per previous plat. UDC Section 8.2.3.B	Distance of the 10' drainage easement to the street right of way has been added to the plat drawing.	Addressed		
8	Plat	Correct Planning Commission certificate to Carl Crull, as Chairman. Correct the DS Engineer to Ratna Pottumuthu, P.E. on the Development Services Certificate.	Planning Commission certificate has been corrected.	Addressed		
9	Plat	Extend the 25' BL from Lot 8 into Lot 9R. Label it 25' YR. Clip it with the new circular 15' YR.	Building line has been modified and labelled as requested.	Addressed		
10	Plat	Font and Text size for all signature certificates to be consistent with Owner's certificate. UDC Section 3.8.5	Font and text size for all signature certificates has been adjusted to provide consistency.	Addressed		

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

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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, sidewalks exists
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	Plat	No comment.		Addressed		

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	informational comment	Addressed		
2	Plat	No wastewater construction is required for platting.	informational 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		

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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	Parkland Dedication Requirements were captured at the time of original plat. UDC 8.3.10 Prior Dedication	informational comment	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	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.	informational comment	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		Located approximately 6.6 miles along the approach to runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.	informational comment	Addressed		

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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. Development fees were paid previously with prior plat recording.
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.