

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

TRC Meeting Date: 9-05-19

TRC Comments Sent Date: 9-09-19

Revisions Received Date (R1): 9-10-19

Staff Response Date (R1): 9-16-19

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 10-2-19

**Urban Engineering responses: 9-10-19**

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: 19PL1095

LA CONCHA ESTATES UNIT 3, BLOCK 4, LOTS 1A AND 1B (REPLAT – 0.425 ACRES)

Located east of State Highway 361 and west of La Concha Boulevard.

Zoned: RM-AT

Owner: Carroll D. and Sandra F. Ewers

Engineer: Urban Engineering

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	Understood	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Engineering certificate block change "Gabriel Hinojosa, P.E." to "Ratna Pottumuthu, P.E."	revision has been made	Addressed		
2	Plat	On the Planning Commission certificate block change "Eric Villarreal, P.E." to "Carl Crull"	revision has been made	Addressed		
3	Plat	Show and label on the plat the street dedication as dedicated on Note 1 if not remove it.	note has been modified	Addressed		
4	Plat	Change 20'B.L to 20'Y.R along Breezy Court (UDC 4.4.3.B)	correction has been made	Addressed		
5	Plat	Add note 9 as shown on Volume 65, Page 125 to the current plat.	note has been added	Addressed		
6	Plat	Prior to recordation remove the reference "Preliminary, this document shall not be..."	understood	Addressed		

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?		No	understood
Water per Master Plan		No	understood
Wastewater		No	understood
Stormwater		No	understood
Fire Hydrants		No	understood
Manhole		No	understood
Sidewalks		No	understood
Streets		No	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
1	Informational	See Utility Department comment.	understood	Addressed	
2	Informational	See Utilities AEP comments	understood	Addressed	

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Check with the Nueces County Water Control & Improvement District #4 for any requirements for the Water and Wastewater utilities.	We have already contacted the NCWC&ID#4. We will provide a letter from the District prior to recordation of plat.	Will be addressed Prior to plat recordation.	

TRAFFIC ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	understood		

FLOODPLAIN					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Add additional plat note that depicts the preliminary Flood Insurance Rate Map data adopted by Council.	flood note has been revised to include preliminary flood zone designations	Addressed	

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	understood		

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

PARKS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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."	note has been added	Addressed	

REGIONAL TRANSPORTATION AUTHORITY					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	This replat 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
1	Plat	No comment.	understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	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
1	Plat	Show and label the existing Transmission lines on the plat.	We reached out to Nick Curiel with AEP Transmission Right-of-way department and he verified there are no transmission lines crossing the subject property	Addressed		

AEP-DISTRIBUTION						
No.	Sheet	Comment	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
1	Plat	No comment.	understood			

NUECES ELECTRIC						
No.	Sheet	Comment	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 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. Understood