

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 8-8-19

TRC Comments Sent Date: 8-12-19

Revisions Received Date (R1): 9-5-19

Staff Response Date (R1): 9-10-19

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

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: 19PL1081

W.R. GRIFFIN BLUEBONNET, LOT 1C (FINAL – 0.26 ACRES)

Located south of Up River Road and east of McGee Lane.

Zoned: RS-6

Owner: Ruby Dubose

Surveyor: Texas Geo Tech Land Surveying

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

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.	DONE	Correct		
2	Plat	The plat closes within acceptable engineering standards.	NOTED	Correct		
3	Plat	The lot number doesn't match the owners' certificate and Lot 1A is a duplicate of tax id 3015-0000-0010. Change the lot number to Lot 1C.	DONE	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide right of way label for Up River Road.	DONE	Addressed.		
2	Plat	Misspelling of "Recorded" on Plat Description.	CORRECTED	Addressed.		
3	Plat	Provide elevation contours at 1ft intervals or elevation points.	ADDED	Addressed.		
4	Plat	Remove plat note #6.	REMOVED	Addressed.		

5	Plat	On plat note 7, spell out Unified Development Code.	DONE	Addressed.		
6	Plat	On DS Engineer certificate, correct plat number to 19PL1081 with Gabriel Hinojosa, P.E. as Development Services Engineer.	DONE	Addressed.		
7	Plat	Owner certificate is singular for "owner".	DONE	Addressed.		
8	Plat	Water Distribution System acreage fee – 0.26 acres x \$719.00/acre = \$186.94	NOTED	Prior to recordation.		
9	Plat	Wastewater System acre fee – 0.26 acres x \$1571.00/acre = \$408.46	NOTED	Prior to recordation.		
10	Plat	Wastewater Pro-Rata – 75.0 LF x \$12.18/LF = \$913.50	NOTED	Prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

Nueces County Appraisal District

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Legal description Lot 1A is already in use 3015-0000-0010.	NOTED	Addressed.		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Replace the following "Receiving Water" standard note to the plat "The receiving water for the storm water runoff from this property is the Nueces River downstream of the Calallen Saltwater Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use".	DONE	Addressed.		

2		Public improvement plans and construction and acceptance are required. Submit public improvement plans to PublicImprovements@cctexas.com for review and approval. Public improvements must be approved; this item is required prior to Plat Recordation.	NOTED	The City will be constructing a waterline for this area, therefore no waterline construction is needed for platting.		
3	Utility Plan	Provide and label the existing 6" ACP Water main located at the intersection of Up River Road and Magee.	ADDED	Addressed.		
4		Street cut / bore permit is required.	NOTED	Addressed.		
5	Informa	Public Improvements is not required for sidewalk per memorandum February 5, 2019 regarding sidewalks. Correction: Memo only for Administrative Plats	NOTED	Not Addressed-Sidewalk construction is required per UDC; Waiver can be requested by applicant		
6	Informa	See Utilities Department Comments hereafter	NOTED	Addressed.		

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (no dead-end mains will be permitted).	NOTED	The City will be constructing a waterline for this area, therefore no waterline construction is needed for platting.		
2	Plat	No wastewater construction is required for platting.	NOTED	Addressed.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	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	Parkland Dedication Requirement and Park Development Fees apply. Park Development Fee (\$200 per unit) – (\$200) x (1 units) = \$200.00	NOTED	Prior to recordation.		
2	Plat	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.	NOTED	Prior to recordation.		
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 recordation.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		This final plat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed.		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located under the extended approach to runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.	NOTED	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Located under the extended approach to runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.	NOTED	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.