

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): 9-12-19

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

Revisions Received Date (R2): 9-17-19

Staff Response Date (R2): 9-17-19

Planning Commission Date: 10-16-19

Updated TRC Comments 10-02-19

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: 19PL1093

FLOUR BLUFF HEIGHTS, BLOCK 6, LOT 35 (FINAL– 0.413 ACRES)

Located east of Waldron Road and south of Jester Street.

Zoned: RS-15

Owner: Gary Kenneth and Olena Simmons

Engineering: Voss Engineering, Inc.

The proposes to plat the property in order obtain a building permit for single-family residential use.

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).	ok	Correct		
2	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.	revised	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the legal description change "Being a Replat" to "Being a Final Plat"	revised	Addressed		
2	Plat	On the Directors certificate block change: "Approved on behalf of The City of Corpus Christi, Texas By the Department of Development Seviles" to "Approved on behalf of Planning Commission", change "Director of Development Services" to "Secretary" and "Eric Villarreal, P.E" to "Carl Crull"	revised	Addressed		
3	Plat	On the Engineering certificate block change "Gabriel Hinojosa, P.E." to "Ratna Pottumuthu, P.E."	revised	Addressed		
4	Plat	Show and label 7.5' UE at the rear (UDC 8.2.3.A.4)	added	Addressed		
5	Plat	Water Distribution System acreage fee – 0.413 acres x \$719.00/acre = \$294.79 (Uplatted lots)	ok	Prior to recordation		
6	Plat	Waterwater Distribution System acreage fee – 0.413 acres x \$1,571.00/acre = \$644.11 (Uplatted lots)	ok	Prior to recordation		
7	Plat	Water Pro-Rata - 150.00 LF x \$10.53/LF = \$1,579.50	ok	Prior to recordation		
8	Plat	Wastewater Pro-Rata - 150.00 LF x \$12.18/LF = \$1,827.00	ok	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?		No
Water		No
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks	Yes	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	Informational	Public Improvements are not required for sidewalk per memorandum February 5, 2019 regarding sidewalks. Public Improvements Plans are required for the sidewalk along Jester Street	ok	Plat waiver to be scheduled on Planning Commission agenda.		
2	Utility Plan	Replace the "10 inch CI SS Line" with "10 inch CI wastewater Force Main"; and the other wastewater main " 12 inch VCP wastewater main".	revised	Not addressed, see attachment Capture 1	Revised	Addressed
3	Informational	See Utility comments.				

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.	ok	Addressed		
2	Plat	No wastewater construction is required for platting.	ok	Addressed		

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

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	No comment.				

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	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.				
2		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)		Prior to recordation		
3		The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)		Prior to recordation		

4		Park Development Fee (\$200 per unit) = \$200 x 1 unit = \$200.00 (Unplatted lots) (UDC 8.3.6)	ok	Prior to recordation		
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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.	ok			

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	Located approximately 0.65 miles from Truax Field. Located in the 60 dB to 65 dB noise contours for runways 13L-31R and 13R-31L. Located in APZ-1 for runways 13L-31R and 13R-31L. Lad use restrictions apply.	ok			

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.