

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

### Staff Only:

TRC Meeting Date: 7-25-19

TRC Comments Sent Date: 8-12-19

Revisions Received Date (R1): 8-14-19

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

Revisions Received Date (R2): 10-1-19

Staff Response Date (R2): 10-8-19 Updated on 10-25-19 (Sidewalk construction)

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: 19PL1079**

**PI-CC SECTION 4, BLOCK 215, LOTS 4A & 4B (REPLAT – 0.22 ACRES)**

Located south of Whitecap Boulevard and west of South Padre Island Drive (Park Road 22)

**Zoned: RS-TF Two-Family**

**Owner: Texas Home Contractors, LLC**

**Engineer: Voss Engineering**

The applicant proposes to plat the property to develop a townhome development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat requires the projection/basis of bearings in addition to the reference as stated in plat note #7.	added	Incorrect, not added or I don't see it.		Correct
2	Plat	Label the complete and correct legal description of the adjacent properties, see V60/P38.	revised	Correct.		
3	Plat	The plat closes within acceptable engineering standards.	ok	Correct.		

4	Plat	The recorded plat and permit applications will be in compliance with the Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A. Residential Development (Two-Family and Townhouse districts); Attached, Two-Family, per City Ordinance 029770 dated March 19, 2013. A plat note to this effect will be added to the plat.	added	Correct.		
---	------	--	-------	----------	--	--

#### LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Eliminate Lot 4C and correct the plat layout for two lots with common lot line to right of way. Update the square footages and title. DS spoke to owner and owner agrees that each lot will have its own tap and driveway.	revised	Addressed.		
2	Plat	Provide the second Managing Member on the owner's certificate. Correct the Lot numbers to 4A & 4B.	added	Addressed.		
3	Plat	YR to be dashed. Recommend using the minimum YR of 20 ft.	revised	Addressed.		
4	Plat	Remove "PUD" from plat title.	removed	Addressed.		
5	Plat	Update the DS Engineering certificate with Gabriel Hinojosa, P.E. as Development Services Engineer.	revised	Addressed.		
6	Plat	Correct legal on Lien Holder certificate.	revised	Addressed.		
7	Plat	Correct the name for Lien Holders notary certificate.	revised	Addressed.		
8	Plat	Either update Notary certificate for owners to include the second Managing member.	revised	Addressed.		

#### NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Our office was unable to process Warranty Deed with Vendor's Lien (Doc. # 2019015659) filed and recorded April 24, 2019.			Probate document submitted. 10-8-19	Addressed. Current Deed is in question on conveyance. Owner will provide documentation prior to recording.

2	Plat	Our records show Carl Potts and ETUX (wife) as the owners to the property mentioned on enclosed deed. Yet Deed shows Cynthia White and Michael Pots as the grantors. Provide documentation showing how Cynthia and Michael gained ownership.	no contact info	Not addressed. Provide recorded document.	Probate document submitted. 10-8-19	Addressed. Current Deed is in question on conveyance. Owner will provide documentation prior to recording.
3	Plat	If there are any questions, please call direct line 361-696-7635 or email rguillen@nuecescad.net		Not addressed.	Probate document submitted. 10-8-19	Addressed. Current Deed is in question on conveyance. Owner will provide documentation prior to recording.

#### PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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	Utility Plan	Provide and label the Existing 8" ACP Water main (it is not 6" Cast Iron Water Line); provide and label the Existing 6" Gas main; provide and label the existing wastewater SERVICE line for Lot 4B; provide and label the PROPOSED wastewater SERVICE line for Lot 4A; provide and label the existing storm sewer system.	revised	Addressed.		
2		Sidewalk construction is required along frontage or provide a Waiver request as per UDC 3.8.3.D to Development Services.		Not addressed. Surveyor and owner notified on 10-25-19. Plat will be presented on 10-30-19.		

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

#### UTILITIES ENGINEERING (STORMWATER)

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

#### 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		Property is exempt from Parkland dedication provisions as per Agreement with City of Corpus Christi.		Addressed.		

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.		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	Plat	No comment.		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. Property is exempt from Lot/Acreage fees as per Agreement with City of Corpus Christi.
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.