

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 7-11-19

TRC Comments Sent Date: 7-26-19/Updated and resend comments 10/22/19

Revisions Received Date (R1): 10-29-19

Staff Response Date (R1): 11-01-19

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 12-04-19

Urban Engineering Responses: 10-29-19

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: 19PL1070

THE CLIFFS, BLOCK 614, LOTS 6R AND 10R (FINAL REPLAT – 0.402 ACRES)

Located south of Lawnview Street and west of Sinclair Street.

Zoned: RS-6

Owner: Torres Family Investments, LLC

Engineer: Urban Engineering

The applicant proposes to replat the property in order to subdivide a portion of 1 lot and 5 platted lots into 2 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct		
2	Plat	Legal description will reflect the latest plat see Volume 4, Page 51 MRNCT.	Correction has been made	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<del>Obtain written permission of western adjacent lot owners' joining in the plat application, to have plat categorized as an Amending Plat.</del> Per Staff Meeting 10-22-19				
2	Plat	Upon satisfaction of Comment 1: On the plat title replace "PLAT" to "AMENDING"				
3	Plat	Upon satisfaction of Comment 1, reference all "Lot 6R AND 10R" to "Lot 6A AND 10A" Per Staff Meeting 10-22-19				
4	Plat	On the Engineer certificate block replace "William J. Green, P.E." with "Gabriel Hinojosa, P.E."	Correction has been made	Addressed		

5	Plat	Upon satisfaction of Comment 1: On the Planning Commission certificate block change "Planning Commission" to "The Department of Development Services", "Secretary" to "Director" and remove Chairman signature line. <del>St</del> Per Staff Meeting 10-22-19				
6	Plat	Prior to recordation remove the reference: "Preliminary, this document shall not be recorded..."	understood	Prior to plat recordation		
7	Plat	Water Distribution lot fee – 2 lots x \$182.00/lot = \$364.00	understood	Prior to plat recordation		
8	Plat	Water Pro-Rata - 140.39 LF x \$10.53/LF = \$1,478.31	understood	Prior to plat recordation		

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?	Yes	<del>No</del>
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes	<del>No</del>
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	5' wide sidewalks are required along Lawnview Street; if the adjacent land owner joins the plat application by email or letter, the plat would be "Amending" (sidewalks are not required); however, if the adjacent land owner doesn't join the plat application, a Sidewalk Waiver Request by the Owner must be submitted and approved by the Planning Commission. <del>Per Staff Meeting 10-22-19</del>		Plat waiver to be scheduled on Planning Commission agenda.		

2	Informational	Submission of public improvement plans will be required for the construction of sidewalks. Submit a pdf copy of proposed to PublicImprovements@ctexas.com for review and approval.		Informational		
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#### 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.	understood			
2	Plat	No wastewater construction is required for platting.	understood			

#### TRAFFIC ENGINEERING

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

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

#### GAS

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

#### PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The Public Open Space Regulation is satisfied. Prior plat shows existing park.	understood			

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat 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	There were no issues as far as the main transmission lines are concerned.	understood			

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