

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-3-19

TRC Comments Sent Date: 12-6-19

Revisions Received Date (R1): 12-20-19

Staff Response Date (R1): 12-24-19

Revisions Received Date (R2): 1-2-20

Staff Response Date (R2): 1-7-20

Planning Commission Date: 1-22-20

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: 19PL1123

FITCHUE PLACE ADDITION, BLOCK 1303, LOT 15R (FINAL REPLAT – .14 ACRES)

Located west of S. Brownlee Boulevard and north of Ayers Street.

Zoned: RS-TF

Owner: Serafin and Janie Arellano

Engineer: Fulcrum Consulting Services

The applicant proposes to plat the property to obtain residential building permits.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct the spelling of Fitchue in the plat title. The plat shall be called Fitchue Place Addition, Block 1303, Lot 15R.	Has been corrected.	Correct.		
2	Plat	Remove the color, buildings and trees from the location map.	Aerial view in vicinity map has been removed.	Correct.		
3	Plat	Remove the property and street improvements from the plat.	Improvements have been removed from plat.	Correct.		

4	Plat	Remove the old lot line and lot numbers from the plat and add the new lot number and block number.	Old lot line and numbers have been revised.	Correct.		
5	Plat	The plat closes within acceptable engineering standards.	N/A	Correct.		
6	Plat	Remove the overlapping labels.	Overlapping has been revised.	Correct.		
7	Plat	Label the correct and complete legal description of the adjacent properties.	Adjacent properties have been labeled with correct legal description.	Incomplete.	Has been addressed.	Correct.
8	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.	Right of way widths and centerline has been labeled.	Incomplete.	ROW width has been labeled.	Correct.
9	Plat	All easements and alleys shall be labeled within the plat area. Any easement or alley closures shall be noted on the plat including the City Ordinance number. (Ordinance 20704, Document 2010036484).	Alley closure has been noted by City Ordinance number.	Correct.		
10	Plat	Show the yard requirement line and label as Y.R.	Yard Requirement line has been shown.	Correct.		
11	Plat	Correct the plats legal description, it is out of Fitchue Place Addition, v2/p14 M.R.N.C.T.	Legal Description has been corrected.	Correct.		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Remove the previous lot line and label. Remove the site features: structures, concrete, curb and utilities.	Previous lot line and structures have been removed.	Not addressed. Utilities not removed from plat.	Utilities have been removed.	Addressed.
2	Plat	Update the plat description under Plat title with alley information. Remove the plat description within the title block (duplicate).	Plat description has been updated with alley information.	Addressed.		
3	Plat	Provide copy of recorded document (Affidavit of Heirship) with Nueces County Property Records to verify ownership on plat signatures.	Has been recorded and provided.	Addressed.		
4	Plat	Site plan is not part of Plat. Title block to read Sheet 1 of 1.	Has been revised.	Addressed.		
5	Plat	Provide half street distance from street centerline to property to verify proper street width requirement.	Distance from centerline to property line has been provided.	Addressed.		
6	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land.	Platted area note has been added.	Addressed.		
7	Plat	Provide and label a 20' YR (Yard Requirement) as per UDC Table 4.4.3.A along the frontage.	Yard requirement label has been added to plat.	Addressed.		
8	Plat	Add the following "Yard Requirement" standard note to the plat: "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."	Yard requirement note has been added to plat.	Addressed.		

9	Plat	Provide the lot and block number within the plated area with the new square footage and acreage of the lot.	Lot, Block, and acreage information has been labeled on plat.	Addressed.		
10	Plat	Provide a leader note to alley with recorded information on closing.	Leader note with alley closure information has been added.	Addressed.		
11	Plat	Remove owners contact information from the plat.	Owners contact information has been removed from plat.	Addressed.		
12	Plat	Make location map more clear and lighter. Unable to see street names.	Location map has been revised and streets names are visible.	Addressed.		
13	Infor:	Exempt from Lot/Acreage fees as property is platted with existing Utility account.	N/A	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water, include FIRE Hydrants and looping.		No
Wastewater per master Plan		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks		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	Plat	Add the receiving water note "Corpus Christi Bay"..	Receivin water note has been added.	Addressed.		

		Show and label the existing public mains and private service lines for Water, and Wastewater; indicate the type and the diameter for each and call for re-using these service lines.	Water and wastewater lines have been shown on utility plan and indicate the re-use of the service lines.	Addressed.		
2	Utility Plan					

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Existing water utilities meets water requirements.	N/A	Addressed.		
2	Plat	No Wastewater construction is required for platting.	N/A	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	N/A	Addressed.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		This final replat is not located along an existing or foreseeably planned CCRTA service route.	N/A	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	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.