

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

### Staff Only:

TRC Meeting Date: 12-03-19

TRC Comments Sent Date: 12-06-19

Revisions Received Date (R1): 12-17-19

Staff Response Date (R1): 12-23-19

Revisions Received Date (R2): 1-10-20

Staff Response Date (R2): 1-13-19

Planning Commission Date: 2-05-20

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: 19PL1121

BELAIRE PARK, UNIT 2, BLOCK 5, LOT 18R ~~ROMERO SUBDIVISION~~ (FINAL REPLAT – 0.1734 ~~0.1598~~ ACRES)

Located west of Cambridge Drive between Norton Street and Orlando Drive.

Zoned: RS-6

Owner: OLIVIA ROMERO

Surveyor: Fulcrum Consulting Services

The applicant proposes to replat Lot 18 and half portion of a Lot 19 in order to obtain a building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the color, buildings and trees from the location map.	Has been removed from plat.	Correct		
2	Plat	Remove the old lot line and lot numbers from the plat and add the new lot number and block number.	Has been removed from plat.	Correct		
3	Plat	Remove the property and street improvements from the plat.	Has been removed from plat.	Incorrect, the street shall be shown with 2 lines not 4 lines.	Addressed	Correct

4	Plat	Label the correct and complete legal description of the adjacent properties.	Has been added to plat.	Incorrect, label latest recorded deed document number of unplatted property and recordation information of platted property.	Addressed	Correct
5	Plat	The plat name shall be Belaire Park Unit 2, Block 5, Lot 18R.	Plat name has been corrected.	On the plat title do not separate 18 and R, label as Lot 18R.	Addressed	Correct
6	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.	Has been labeled on plat.	Incorrect and incomplete.	Addressed	Correct
7	Plat	The legal description is incorrect, revise the part that states north 45 feet of Lot 18 and the south 20 feet of Lot 19.	Has been revised.	Incorrect	Addressed	Correct
8	Plat	Change the Building Line to Yard Requirement (Y.R.).	Has been revised.	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.	Has been labeled as 10' U.E.	Label the U.E. within the plat area too.	Addressed	Correct
10	Plat	The 10' easement per plat shall specify the origin and type of easement. Make the appropriate corrections.	Has been labeled as 10' U.E.	Label the U.E. within the plat area too.	Addressed	Correct
11	Plat	The plat does not close within acceptable engineering standards. The chord direction is required.	Has been revised.	The plat does not close within acceptable engineering standards. The chord direction is required and a bearing and dimension is missing.	Addressed	Correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct graphics on the bar scale.	Has been corrected.	Addressed		
2	Plat	Remove the legal description under the location map.	Has been removed from plat.	Addressed		
3	Plat	On the upper right corner revise "Plan Sheet 1 of 2" to "Sheet 1 of 1"	Has been revised.	Addressed		
4	Plat	Remove the "Principal Contacts" from the plat. This is typically use on Preliminary plats.	Has been removed from plat.	Addressed		
5	Plat	On the ownership certificate block identify the Lot and block number	Has been revised.	Addressed		
6	Plat	Remove signature block for "George E. Lazaro, P.E" Only Registered Professional Land Surveyor is needed.	Has been removed from plat.	Addressed		
7	Plat	On the Planning Commission certificate block change "Al Raymond III, A.I.A C.B.O Planning Commission Secretary" to "Al Raymond III, A.I.A Secretary" and remove "Planning Commission" along chairman signature line.	Has been revised on plat.	Not addressed: remove only "Planning Commission" along Carl Crull, P.E chairman signature line.	Addressed	Addressed
8	Plat	The receiving water is missing on the General Notes. Correct and revise.	Has been added to plat.	Addressed		
9	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land	Has been added to plat.	Addressed		

10	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.	Has been added to plat.	Addressed		
11	Plat	On the platted Lot change "25' Building Line" to "25' Y.R"	Has been revised on plat.	Addressed		
12	Plat	On the platted lot show and label the square feet and total acreage.	Has been revised on plat.	Verify if square feet and total acreage are correct. Your email application submitted indicated 0.1595 acreage	The verified area is 7,555 sq. ft. and 0.1734 acres.	Addressed

#### NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat title Romero Subdivision is incorrect. Correct and revise.	Has been revised.	Not Addressed: Reference GIS comment #5	Addressed	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		No
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks		No, sidewalk exists
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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<b>DEVELOPMENT SERVICES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Do not show the existing home on the Plat.	Has been removed from plat.	Addressed		
2	Plat	Indicate the storm basin note on the Plat; it is "Corpus Christi Bay".	Has been added to plat.	Addressed		
3	Utility Plan	The Utility Plan must show the existing Water Main along the back, it is 4" CIP and must show the existing Wastewater Main along the back, it is 6" VCP.	Has been added to utility plat.	Addressed		

<b>UTILITIES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	N/A			
2	Plat	No wastewater construction is required for platting.	N/A			

<b>TRAFFIC ENGINEERING</b>						
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.	N/A	Informational		

<b>FLOODPLAIN</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

<b>FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.	N/A			
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#### **GAS**

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

#### **PARKS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Prior plat has park.	N/A			

#### **REGIONAL TRANSPORTATION AUTHORITY**

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

#### **NAS-CORPUS CHRISTI**

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

#### **CORPUS CHRISTI INTERNATIONAL AIRPORT**

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

#### **AEP-TRANSMISSION**

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

#### **AEP-DISTRIBUTION**

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

#### **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.