

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 1-23-20

TRC Comments Sent Date: 1-28-20

Revisions Received Date (R1): 2-4-20

Staff Response Date (R1): 2-7-20

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 3-4-20

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: 20PL1003

BONITA ADDITION, BLOCK 3, LOT 18R (FINAL REPLAT – 0.167 ACRES)

Located north of Baldwin Boulevard and west of Ayers Street.

Zoned: RS-TF

Owner: Jesusa Saldana Garcia

Engineer: Fulcrum Consulting Services

The applicant proposes to plat the property for a new residential construction project.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does not close within acceptable engineering standards. The call adjacent to Lots 15 & 16 is incorrect.	Addressed	The plat closes within acceptable engineering standards.		
2	Plat	The total platted area is incorrect.	Addressed	Correct		
3	Plat	Adjust linework on plat. Solid lines for property boundaries. Thicker lines for subject property. Edge of pavement is not required on plat, only centerline.	Addressed	Correct		
4	Plat	Provide and label the required yard requirement lines not shown on the plat for adjacent properties.	Addressed	Correct		
5	Plat	Show and label the adjacent utility easements.	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.	Addressed	Correct		
7	Plat	Label the complete and correct legal description of the adjacent properties.	Addressed	Correct		
8	Plat	Adjust adjacent lot dimensions. Current adjacent lot dimensions are not accurate.	Addressed	Correct		
9	Plat	Show missing alley and site it's dimensions.	Addressed	Correct		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct plat title with Lot 18R for new platted lot label. Remove "an Amending" from plat description.	Addressed	Addressed.		
2	Plat	Remove elevation contours. Remove side and rear building lines.	Addressed	Addressed.		
3	Plat	Update with new Lot number within platted area and on owner's certificate.	Addressed	Addressed.		
4	Plat	Remove Right of Way line from legend and plat.	Addressed	Addressed.		
5	Plat	Provide a half street distance from centerline to property.	Addressed	Addressed.		
6	Plat	Update all signature certificates with 2010 dates.	Addressed	Addressed.		
7	Plat	Orientate the bearing and distances with orientation of plat.	Addressed	Addressed.		
8	Plat	Update DS Engineer with Jalal Saleh as Development Services Engineer.	Addressed	Addressed.		
9	Plat	Exempt from Development fees as property is platted with existing services.	No Comment	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water per Master Plan		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.

Applicant Response on Waiver:		
-------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Indicate the type of the wastewater main (PVC).	Addressed	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	No Comment	Addressed.		
2	Plat	No wastewater construction is required for platting.	No Comment	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	No Comment	Addressed.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment for the use as a duplex. Tri-plex will need to meet other standards	No Comment	Addressed.		

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

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

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.	No Comment	Addressed.		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
--------------------------------------	--	--	--	--	--	--

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.