

# 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): 1-29-20

Staff Response Date (R1): 2-10-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 3-04-20

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: 20PL1005

GEISTMAN TRACT, BLOCK 1, LOT 21R (FINAL REPLAT – 0.2835 ACRES)

Located south of I-37 Access Road and east of Louis Lynch Drive.

Zoned: RS-6

Owner: Hilda Hurtado

Engineer: Fulcrum Consulting Services

The applicant proposes to replat Lot 21 and half portion of a Lot 22 in order to obtain a building permit to replace an existing non-conforming home (GLO)

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No Comment.	Complied		
2	Plat	The north arrow orientation is incorrect.	Addressed	Complied		
3	Plat	Show and label the adjacent utility easements.	Addressed	Complied		
4	Plat	Include legal description of adjacent properties.	Addressed	Complied		
5	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	Complied		
6	Plat	The plat requires a different name. (Suggested substitute is Block 1 Lot 21R)	Addressed	Complied		
7	Plat	The legal description is incorrect, correct and revise.	Addressed	Complied		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revised the Lots on plat title and platted area .	Addressed	Addressed		

2	Plat	Under the plat title remove "Amending" from the legal description.	Addressed	Addressed		
3	Plat	Along the chairman signature line remove only "Planning Commission"	Addressed	Addressed		
4	Plat	On the Engineering certificate block change "Pablo Martinez, P.E" with "Jalal Saleh, P.E"	Addressed	Addressed		
5	Plat	Receiving water note 6 is incorrect. Correct and revise.	Addressed	Addressed		
6	Plat	Remove the building lines and only the legal description on the platted lot.	Addressed	Addressed		
7	Plat	Label platted lot area with a solid bold line.	Addressed	Addressed		
8	Plat	25'Y.R dash line is incomplete. Correct and revise. Reference Volume 11, Page 43.	Addressed	Addressed		
9	Plat	Show and label any existing utility easements on the plat.	Addressed	Addressed		
10	Plat	Show and label acreage amount and square footage on the platted area.	Addressed	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Wastewater according to Master Plan		No
Stormwater according to Master Plan		No
Fire Hydrants		No
Manhole		No
Sidewalks		No
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the receiving water note to indicate "inner Harbor Basin".	Addressed	Addressed		
2	Utility Plan	Delete the receiving water note from the Utility Plan.	Addressed	Addressed		
3	Plat	Delete the contours from the plat document.	Addressed	Addressed		
4	Utility Plan	Please indicate the type of the water line (ACP); and indicate the type of the wastewater line (VCP).	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	No comment.	No Comment			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Residential use water flow requirements: 750 GPM with 20 PSI residual. Hydrants located every 600 feet. It is noted that this is a dead end residential street that is approx. 1,162 feet long. It has no turn around provision for fire apparatus. It will need to be considered "existing non-conforming". Unless the City can provide a plan to provide a connection to Cantwell Street or a cul-de-sac, hammerhead or "y" at the end of the street.	Will be considered "existing non-conforming".	Addressed		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	No Comment			
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)	No Comment			
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date)	No Comment	Prior to recordation		

4	Plat	The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided.	No Comment	Prior to recordation		
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00	No Comment	Prior to recordation		

#### REGIONAL TRANSPORTATION AUTHORITY

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

#### NAS-CORPUS CHRISTI

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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

