

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

### Staff Only:

TRC Meeting Date: 3-05-20

TRC Comments Sent Date: 3-10-20

Revisions Received Date (R1): 3-23-20

Staff Response Date (R1): 4-10-20

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

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:** 20PL1018

### DODDRIDGE TRACT BLOCK 1, LOT 7R (FINAL REPLAT – 1.07 ACRES)

Located south of Agnes Street between Tanacahua Street and Carancahua Street.

**Zoned:** ON

**Owner:** Advanced Housing Alternatives Coporation

**Surveyor:** Frontier Surveying Company

The applicant proposes to replat south half portion of a Lot 7 and all of Lots 8, 9R and 10 in order to obtain a building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No comment.	Resolved		
2	Plat	Correct street name spelling for S *Tancahua Street (both the vicinity map and platted area are incorrect).	Done.	Resolved		
3	Plat	Label the complete and correct legal description of the adjacent properties.	Done.	Resolved		

4	Plat	The plat title shall begin with the subdivision name, followed by the block number then the lot number.	Done.	Resolved		
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#### LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the plat title to read: "Final Replat of Doddridge Tract, Block 1, Lot 7R"	Done.	Addressed		
2	Plat	According to the application submitted the owners' certificate block " David Zalman" is not listed in authorization behalf of Advanced Housing Alternatives Coroporation (reference your application submittal).	Done.	Addressed		
3	Plat	On the Planning Commision certificate block change "Nina Nixon-Mendez, FAICP" to "Al Raymond III AIA" and "Eric Villarreal, P.E" to "Carl Crull, P.E"	Done.	Addressed		
4	Plat	On the Engineer certificate block change "William J. Green, P.E" to "Jalal Saleh, P.E."	Done.	Addressed		
5	Plat	Remove <u>only all</u> of "10' Building Line (Per Plat)" inside the perimeter of platted lot. This is typically use at the site development review stage.	Done.	Addressed		
6	Plat	Along <u>both street frontages</u> change "20 Building Line (By This Plat)" to "20' Y.R" and "15.0' Utility Easement (By This Plat)" to "10' U.E"	Done.	Addressed		

7	Plat	Prior to plat recordation remove the reference: "Preliminary, this document shall not be recorded..."	Done.
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Addressed

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#### 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?	Yes	
Water	Yes, for a FH	
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, sidewalk exists
Streets		No

Prior to Plat Recordation

Prior to Plat Recordation

Addressed

Addressed

Addressed

Addressed

Addressed

Addressed

Addressed

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	Utility Plan	Please label the existing Wastewater line which you are connecting to 6" VCP not 8"; revise the proposed wastewater service line to 6" it can't be greater than the diameter for the Wastewater line.	Sheet C6.0 revised as required	Addressed		
2	Plat/Utility Plan	The Water Meters and the FH must be located in the right of way or in a UE, show the UE on the Plat. FYI: the FLDCP can't be located in the right of way or in a UE.	FH and meters are located in a UE	Addressed		

3		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	<b>Public Improvement Plan is attached</b>	Prior to Plat Recordation		
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#### UTILITIES ENGINEERING

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

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	<b>This is a typical Corpus Christi Driveway where the pavement/sidewalk elevations are the same so ramps are not needed.</b>	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	No current plan review submitted for construction or remodel of existing buildings. Therefore Fire has no comment on this plan review.	<b>Noted</b>	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	Open Space Regulation is noted on plat.	No comment.	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final replat is located along but not immediately adjacent to bus stops served by Routes: 6 Santa Fe/Airline, 19 Ayers, or 23 Molina and should not adversely impact CCRTA Services.	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.