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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-30-20

TRC Comments Sent Date: 5-4-20

Revisions Received Date (R1): 5-8-20

Staff Response Date (R1): 5-12-20

Revisions Received Date (R2): 5-12-20

Staff Response Date (R2): 5-19-20 TRC comments met. PC date set.

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: 20PL1036

CHAMPION ADDITION No. 2, LOT 4A & 4B (REPLAT – .25 ACRES)

Located south of Horne Drive and west of Kostoryz Road.

Zoned: RS-4.5

Owner: George and Jessica Aguilar

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property for new residential developments.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	Resolved		
2	Plat	The legal description is incorrect, correct and revise. (Re-plat of *lot 4)	CORRECTED	Resolved		
3	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Resolved		
4	Plat	Total Platted area under General Notes should be based on 4 significant figures.	DONE	Not Resolved. Total platted area on general notes does not match area that is being platted.	DONE	Resolved

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5	Plat	Provide north arrow for location map.	ADDED	Resolved		
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LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct plat description with correct Lot number of previous plat.	CORRECTED	Addressed		
2	Plat	Update the DS Engineer with Jalal Saleh, PE	DONE	Addressed		
3	Plat	On owners certificate, Lot 4 to be singular.	DONE	Not addressed. "of Lot 4"		Addressed
4	Plat	Provide second notary for ownership or update notary certificate to accommodate two owners.	DONE	Addressed		
5	Plat	Provide acreage for each Lot label within platted area.	DONE	Addressed		
6	Plat	Location Map unreadable. Enlarge street names. Provide north arrow.	DONE	Addressed		
7	Plat	Remove plat note 8.	DONE	Addressed		
8	Plat	Provide legal description for adjacent properties. Text size consistent with platted property text.	DONE	Addressed		
9	Plat	Water Distribution System Lot fee – 2 Lots x \$182.00/lot = \$364.00	NOTED	To be addressed prior to recordation.		
10	Plat	Wastewater System Lot fee – 2 lots x \$393/lot = \$786.00	NOTED	To be addressed prior to recordation.		
11	Infor	Yard Requirement for the RS-4.5 district is 20'.	DONE	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	

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Water		No
Fire Hydrants		No
Wastewater	Yes	
Manhole	Yes	
Stormwater		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		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	NOTED	To be addressed prior to recordation.		
2	Plat and Utility Plan	A minimum of a 15' utility easement will be required for the wastewater main extension.	ADDED	Addressed		

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	Wastewater construction is required for platting. A minimum of a 15' utility easement will be required for the wastewater main extension.	NOTED	To be addressed prior to recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	Addressed		
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FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat		NOTED	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 comments.	NOTED	Addressed		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park Development Fee (\$200 per unit) – (\$200) x (2 units) = \$400.00	NOTED	To be addressed prior to recordation.		
2	Plat	b. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = \$1250	NOTED	To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	NOTED	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Within 2.9 miles Northeast of Cabaniss airfield. Should not be a factor.	NOTED	Addressed		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	NOTED			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	NOTED	Addressed		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	NOTED	Addressed		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	NOTED	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.