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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 5-12-20
TRC Comments Sent Date: 5-19-20
Revisions Received Date (R1): 5-21-20
Staff Response Date (R1): 6-2-20 TRC comments met. PC date set.
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: June 10, 2020

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: 20PL1044

ALAMEDA PLACE, BLOCK 1, LOT 1R (REPLAT– .373 ACRES)
Located north of Glazebrook Street and east of Alameda Street.

Zoned: CN-1

Owner: RIST Landing Holding, LLC
Surveyor: Urban Engineering

The applicant proposes to plat the property to combine two lots into a single platted lot for a commercial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Resolved.		
2	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	radius has been added	Resolved.		

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
3	Plat	Please fix Street name grammatical error (*Alameda Street) on platted area.	correction has been made	Resolved.		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a corner radius for the intersection to an Arterial street. Adjust acreage and square footage on plat label.	radius has been added	Addressed.		
2	Plat	Provide a 15' UE along Alameda Street.	Easement has been added	Addressed.		
3	Plat	Water Distribution System acreage fee – .37 acres x $1,439.00/acre =**$532.43**	Understood	To be addressed prior to recordation.		
4	Plat	Wastewater System acreage fee – .37 acres x $1,571.00/acre = **$581.27**	Understood	To be addressed prior to recordation.		
5	Plat	Remove Director of Development Services certificate and replace with a Planning Commission certificate.	correction has been made, but we are asking the City to reconsider acceptance of the plat as a minor plat	Addressed.		
6	Plat	Correct plat description to "Replat"	correction has been made, but we are asking the City to reconsider acceptance of the plat as a minor plat	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?		No	Understood	
Water		No	Understood	
Fire Hydrants		No	Understood	
Wastewater		No	Understood	
Manhole		No	Understood	

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Stormwater		No	Understood
Sidewalks		No	Understood
Streets		No	Understood

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	Label the Wastewater line (6" VCP).	label has been added	Addressed.		
2	Plat and Utility Plan	Show the existing 10' UE on the south side; if you wish to close it contact Mr. Vern Robins at VernR@cctexas.com	What easement are you referring to. There is no existing easement by previous plat along the south side. Nor were we able to locate an easement by separate instrument. City is asking for a 15' along Alameda with this submittal although all utilities are in along rear.	Addressed.		
3	Informational	The future connection to the wastewater at the back must be made to the line NOT the Manhole.	Understood	To be addressed with Site Development.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting, due to the existing availability.	Understood	Addressed.		
2	Plat	No wastewater construction is required for platting, due to existing availability.	Understood	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	Understood	Addressed.		

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	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 at this stage of review.	Understood	Addressed.		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	Note has been added	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along but not immediately adjacent to bus stops served by the Route 5 Alameda or Route 17 Carroll/Southside and should not adversely impact CCRTA Services.	Understood	Addressed.		

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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