

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 11-12-20

TRC Comments Sent Date: 11-17-20

Revisions Received Date (R1): 12-3-20

Staff Response Date (R1): 12-15-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-6-20

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: 20PL1121

CREEKWAY SUBDIVISION, BLOCK 3, LOTS 2, 3, 4, 5 AND 6 (REPLAT – .89 ACRES)

Located north of south of Cedar Pass Drive and east of Everhart Road.

Zoned: RS-TF

Owner: Abel and Cynthia Garza

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop five residential properties.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	Addressed.		
2	Plat	Revise location map street names in order to make them legible.	REVISE	Addressed.		
3	Plat	Provide sq. ft. totals for lots 5 and 6.		Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a Vicinity or Location Map label for the 1st page map.	NOTED	Addressed.		

2	Plat	On PC certificate, correct Chairman to Jeremy Baugh and Secretary to Al Raymond III, AIA. Project number is 20PL1121.	DONE	Addressed.		
3	Plat	On DS Engineer certificate correct the DS Engineer to Jalal Saleh, PE	DONE	Addressed.		
4	Plat	Remove the Location Map as 1st page has one.	REMOVED	Addressed.		
5	Plat	Provide square footage and acreage for Lot 5 & 6.	DONE	Addressed.		
6	Plat	Provide acreage for Lots 2, 3 & 4	DONE	Addressed.		
7	Plat	May consider locating points of YR with lot line for Lot 6.		Addressed.		
9	Plat	Water Distribution System lot fee – 5 lots x \$182.00/lot = \$910.00	NOTED	To be addressed prior to recording.		
10	Plat	Wastewater System lot fee – 5 Lots x \$393.00/lot = \$1,965.00	NOTED	To be addressed prior to recording.		

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?		No
Water		No
Fire Hydrants		No
Wastewater	Yes	
Manhole		No
Stormwater	Yes	
Sidewalks		No, sidewalks exists
Streets		No

After talking to Mr. Jalal, we are adding note #8

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
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1	Plat	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 recording.		
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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	To be addressed prior to recording.		
2	Plat	No wastewater construction is required for platting.	NOTED	To be addressed prior to recording.		

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	NOTED-ADDED NOTE #7	To be addressed on site development.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Land was previous dedicated to city as a park.	NOTED	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY					
No.	Sheet	Comment			
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed.	
NAS-CORPUS CHRISTI			Applicant Response	Staff Resolution	Applicant Response
No.	Sheet	Comment		Addressed.	
1	Plat	No comment.			
CORPUS CHRISTI INTERNATIONAL AIRPORT			Applicant Response	Staff Resolution	Applicant Response
No.	Sheet	Comment			
1	Plat	2.19 miles Southeast of Cabaniss ALF. May be subject to overflight noise, and may require an aeronautical study based on construction method	NOTED	To be addressed on site development.	
AEP-TRANSMISSION			Applicant Response	Staff Resolution	Applicant Response
No.	Sheet	Comment		Addressed.	
1	Plat	No comment.			
AEP-DISTRIBUTION			Applicant Response	Staff Resolution	Applicant Response
No.	Sheet	Comment		Addressed.	
1	Plat	No comment.			
TXDOT			Applicant Response	Staff Resolution	Applicant Response
No.	Sheet	Comment		Addressed.	
1	Plat	No comment.			
NUECES ELECTRIC			Applicant Response	Staff Resolution	Applicant Response
No.	Sheet	Comment		Addressed.	
1	Plat	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.

