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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District# 4: MJO

TRC Meeting Date: 12-1-20

TRC Comments Sent Date: 12-4-20

Revisions Received Date (R1): 2-9-21

Staff Response Date (R1): 2-25-21

Revisions Received Date (R2): 3-1-21

TRC comments met

PC date set

Staff Response Date (R2):

Planning Commission Date: 3-31-21

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: 20PL1130

BAKERS ACRES, BLOCK 2, LOT 4A AND 4B (REPLAT – .59 ACRES)

Located east of Flour Bluff Drive and north of Purdue Drive.

Zoned: RS-6

Owner: Erick Rocha

Surveyor: Govind Development, LLC

The applicant proposes to plat the property to create two lots out of one platted lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Acknowledged	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update the stormwater receiving note to the correct note.	Done	Addressed.		
2	Plat	Change 15 YR to 25 YR on lot 4B.	Done	Addressed.		
3		Verify distance on west bearing.	Done	Addressed.		

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4		Provide easements where Utility Plan shows public utilities within plat boundary. Collector streets (Purdue Dr.) require 10' Utility easements along the frontage.	Done	Addressed.		
5		Change the Director of Development Services certificate to a Planning Commission certificate.	Done	Not Addressed. Add signature line for Al Raymond, AIA as Secretary		Addressed.
6		Enlarge the text size for the Plat title and plat description.	Done	Addressed.		
7	Plat	Water Distribution System acreage fee – .59 acres x \$719/acre = \$ 424.21	Acknowledged	To be addressed prior to recordation.		
8	Plat	Wastewater System acreage fee – .59 acres x \$1,571.00/acre = \$926.89	Acknowledged	To be addressed prior to recordation.		
9	Plat	Water Pro-rata fee - 300 lf x \$10.53/lf = \$3,159.00	Acknowledged	To be addressed prior to recordation.		
10	Plat	Wastewater Pro-rata fee - 122 lf x \$12.18/lf = \$1,485.96	Acknowledged	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

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

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Sidewalks	Yes, sidewalks are required along Sentinel Drive (no sidewalks along Sentinel exists), drainage ditches exist; sidewalks exist along Purdue.		Sidewalk waiver is being requested	Addressed. Letter received.
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Replat: Sidewalk waiver is applicable for the required sidewalk along Sentinel.

Applicant Response on Waiver:	Waiver being requested
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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	Acknowledged	To be addressed prior to recordation.		
2	Utility plan	Show and label (type and size) for the EXISTING and the PROPOSED wastewater main on the side of the property.	Done	Addressed.		
3	Plat	Revise the receiving water note to "oso bay Basin".	Done	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No wastewater construction is required for platting.		Addressed.		
2	Plat	Wastewater construction is required for platting. Service must be provided to Lot 4B.		To be addressed with Site Development.		

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	Acknowledged	Addressed.		
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FLOODPLAIN

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

GAS

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

PARKS

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

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.	Acknowledged	Addressed.		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located ½ mile from RY 36 at NOLF Waldron. Will be subjected to occasional aircraft overflight and noise.	acknowledged	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

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AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	aknowledged	Addressed.		

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

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