

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District#1

TRC Meeting Date: 8-20-20

TRC Comments Sent Date: 8-25-20

Revisions Received Date (R1): 5-06-21

Staff Response Date (R1): 5-19-21

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 6-23-21 Public Notice Plat

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: 20PL1086

COUNTISS ADDITION, BLOCK 1, LOT 15 (FINAL– 0.67 ACRES)

Located north of Up River Road and east of Sharpsburg Road.

Zoned: RS-6

Owner: April Luna

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to plat the unplatted property to obtain a residential building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED			
2	Plat	Pls adjust the plat title to begin with the subdivision name, followed by the block number then the lot number.	DONE	Resolved.		
3	Plat	Please label street dedication dimensions on platted area.	DONE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the plat title to read: "Final Plat of Countiss Addition, Block 1, Lot 15"	DONE	Addressed		
2	Plat	On the Planning Commission certificate block change "Carl Crull" to "Jeremy Baugh"	DONE	Addressed		
3	Plat	Prior to plat recordation place a date on the Surveyor certification block.	NOTED	Prior to plat recordation		
4	Plat	Enlarge the legal description along the abutting properties, it appears to be illegible.	DONE	Addressed		
5	Plat	Show and label a lot and block on the platted area.	DONE	Addressed		

6	Plat	Show and label a 10' U.E along Up River Road (UDC 8.2.3.A.2)	DONE	Addressed		
7	Plat	Water Distribution Acreage fee - 0.67 acre x \$719.00/acre = \$481.73	NOTED	Prior to plat recordation		
8	Plat	Wastewater Distribution Acreage fee - 0.67 acre x \$1,571.00/acre = \$1,052.57	NOTED	Prior to plat recordation		
9	Plat	Water Pro-Rata - 98.37 LF x \$10.53/LF = \$1,035.84	NOTED	Prior to plat recordation		
10	Plat	Wastewater Pro-Rata - 98.37 LF x \$12.18 = \$1,198.15 (Up River Road)	NOTED	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No, private FM
Manhole		No, private FM
Stormwater		No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

***Sidewalk Waiver is required**

Applicant Response on Waiver:	Yes waiver submitted 5-06-21	
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Submit the application for a used privilege agreement to place a wastewater FM in the ROW to the following email address ContractsAndAgreements@cctexas.com.	Mr. YORK, TALKED TO Mr. BRETT FLINN AND WAS AGREED TO IGNORE THIS COMMENT.	Discussed with Utilities Engineering and Resolved. Comment addressed		
2		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	WE ARE GOING TO ASK FOR A WAIVER FOR THE SIDEWALK.	Waiver must be approved prior to recording		
3	Utility Plan	Replace the following text (24" PVC Waste Water Main) with (24" PVC Wastewater FM Main); the following text (18" CLAY Waste Water Main) with (18" PVC Wastewater FM Main).	DONE	Addressed		
4	Informational	A street cut / excavation permit is required; submit your application to the following email address ROW Management <ROWManagement@cctexas.com>.				

UTILITIES ENGINEERING

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

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	Purpose: Plat the property for residential use. Fire has no comment.	NOTED			

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	NOTED			
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	NOTED			
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	NOTED	Prior to plat recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 01 units = \$200.00 (Unplatted lots) (UDC 8.3.6)	NOTED	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	NOTED			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.			

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

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

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

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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.