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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): 5-7-20  
 Staff Response Date (R1): 5-13-20  
 Revisions Received Date (R2): N/A  
 Staff Response Date (R2): N/A  
 Planning Commission Date: 5-27-20

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: 20PL1038

GATEWAY PARK, BLOCK 5, LOTS 14A &14B (FINAL REPLAT -0.172 ACRES)  
 Located south of South Padre Island Drive and west of Nagle Street.

Zoned: RM-1

Owner: Toscana Bay Custom Homes, LLC  
 Surveyor: Hayden Surveying, Inc.

The applicant is proposing to replat the property in order subdivide 1 lot into 2 lots for Townhome development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No response required>			
2	Plat	Please fix legal description grammatical errors. (AN ADDITION ; THE CITY; NUECES COUNTY, TEXAS;	Grammatical errors have been corrected in legal description.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The signature names on the certificate blocks, the font and letters sizes appear different. Correct and revise signature names to have the same font and letters sizes	Fonts on plat have been corrected to be consistent throughout the document.	Addressed		

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2	Plat	The managing member name on the owners notary is misspelled. Correct and revise.	Managing member name on owner's notary certificate has been corrected	Addressed		
3	Plat	Provide a notary certificate block for the holders of the lien.	Notary certificate for lien holder has been added.	Addressed		
4	Plat	Verify and correct the plat title. Reference Volume 7, Page 59	Plat title has been corrected to correspond with that shown in Volume 7, page 59.	Addressed		
5	Plat	The receiving water Notes 5 & 10 are duplicate. Correct and revise.	The duplicate receiving water note (#10) has been removed.	Addressed		
6	Plat	Residential Development Standards for a townhouse district requires <i>Shared Parking (see UDC 4.4.3.) Townhouse District</i> . Label and add a note to plat in accordance with the standards for townhouses.	Shared parking note has been added as note #10 on the plat.	Addressed		
7	Plat	Remove the reference measurements show on the platted lots.	Reference measurements have been removed.	Addressed		
8	Plat	Show and label on the plat the square footage and acreage for each lot.	Lot square footage and acreage have been added to the plat.	Addressed		
9	Plat	Reference the block number on the platted lot.	The block number reference has been added to the plat.	Addressed		
10	Plat	Identify the dash lines along the east abutting property.	The dashed lines on the east abutting property have been removed from the plat.	Addressed		
11	Plat	Show and label the continuation of the setback and easement along the west abutting property.	The adjoining property use is single family residential. The 10 foot rear setback is only associated with the townhome use proposed for the lots included in this replat.	Addressed		

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12	Plat	Add a note to the plat: "The record plat and permit application will be in compliance with The Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013."	The requested note has been added as Note #11 on the plat.	Addressed		
13	Plat	Water Lot fee – 2 Lots x \$182.00/Lot = \$364.00	informational item	Prior to plat recordation		
14	Plat	Wastewater Lot fee – 2 Lots x \$393.00/Lot = \$786.00	informational item	Prior to plat recordation		
15	Plat	Water Pro-Rata - 50.00 LF x \$10.53/LF = \$526.50	informational item	Prior to plat recordation		
16	Plat	Wastewater Pro-Rata - 50.00 LF x \$12.18/LF = \$609.00	informational item	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
Manhole		No
Stormwater		No
Sidewalks		No' ditches prevent construction of sidewalks
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Label the existin water Main (6" C900).	The existing water main has been labelled as requested.	Addressed		

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2	Utility Plan	Show and label the existing wastewater 8" VCP.	The City's online GIS utility map shows this line as being a 12" diameter VCP line. This label has been added to the Utility Plan.	Addressed		
3	Utility Plan	Verify the location of the existing wastewater main located on Lot 15.	This wastewater line was originally located with the 50 foot right of way of Miller Street as shown on the Gateway Park Plat (Vol 7, Page 59). This street was closed and the western half of the right of way added to Lot 15. The existence of the	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No wastewater construction is required for platting.	informational comment			

**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	The driveway onto the property is existing and in substantial compliance with Article 7 of the UDC.	Informational:Address		

**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	Note: If lot is developed as single family residential, hydrant spacing is adequate. If lot is to be used as a commercial development would require spacing of hydrants 300 feet with 1,500 GPM and 20 psi residual.	The proposed land use is Townhome, and is treated as single family use.	INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT		

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2	Plat	Note: existing street is very narrow does not meet the current IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.	The street is an existing public street. The existing property is a legally platted lot. The proposed replat results in the creation of only one additional lot. Warrants for public street improvements have not been established within the UDC.	INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT		
3	Plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	The street is an existing public street. The existing property is a legally platted lot. The proposed replat results in the creation of only one additional lot. Warrants for public street improvements have not been established within the UDC.	INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT		

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	No comment. Open Space Regulation is noted on plat.				

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This plat is not located along an existing or foreseeably planned CCRTA service route.	informational comment			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located 1.5 miles from NAS Corpus Christi. Will be subjected to aircraft noise and overflight.	informational comment. The property is located approximately one half mile outside of the nearest AICUZ.			

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

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1	Plat	1.4 miles South of NAS Corpus Christi, 2.8 miles Northeast of Waldron airfield. May require aeronautical study based on construction method, will possibly be subject to overflight noise.	The property is already developed with all construction complete. The property is located approximately one half mile outside of the nearest AICUZ.	Informational	
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<b>AEP-TRANSMISSION</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

<b>AEP-DISTRIBUTION</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

<b>TXDOT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

<b>NUECES ELECTRIC</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

**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.