

# Draft Copy

## 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):** 5-11-20

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date:**

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:** 20PL1037

**ABERDEEN SHORES, BLOCK 4, LOT 4R (FINAL REPLAT – .48 ACRES)**

Located north of Robert Drive and east of Santa Fe Street.

**Zoned:** RS-6

**Owner:** Terry and Anneliese Arnold

**Surveyor:** Brister Surveying

The applicant proposes to plat the property for new construction.

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

| LAND DEVELOPMENT |       |   |                               |                  |                    |                  |
|------------------|-------|---|-------------------------------|------------------|--------------------|------------------|
| No.              | Sheet | Comment   | Applicant Response            | Staff Resolution | Applicant Response | Staff Resolution |
| 1                | Plat  | On plat title, place block number before lot number.                | Put Block in front of Lot     | Addressed.       |                    |                  |
| 2                | Plat  | 11.5' Sidewalk easement as per previous plat to continue on Lot 4R. | Added 11.5' sidewalk easement | Addressed.       |                    |                  |

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|   |      |  |                           |            |  |  |
|---|------|--|---------------------------|------------|--|--|
| 3 | Plat | Existing 40' B.L. to remain as B.L. as per previous plat.                                    | Changed 40' Y.R. to B.L.  | Addressed. |  |  |
| 4 | Plat | Provide second notary for ownership or update notary certificate to accommodate two owners.  | Added second notary block | Addressed. |  |  |
| 5 | Plat | Property exempt from Development fees as home sits on platted Lot with open Utility account. | Ok                        | Addressed. |  |  |

**PLANNING/Environment & Strategic Initiatives (ESI)**

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

**DEVELOPMENT SERVICES ENGINEERING**

| Action                        | Yes | No |
|-------------------------------|-----|----|
| Public Improvements Required? |     | No |
| Water                         |     | No |
| Fire Hydrants                 |     | No |
| Wastewater                    |     | No |
| Manhole                       |     | No |
| Stormwater                    |     | No |
| Sidewalks                     |     | No |
| Streets                       |     | No |

Refer to UDC Section 3.8.3.D Waivers if applicable.

|                                      |    |
|--------------------------------------|----|
| <b>Applicant Response on Waiver:</b> | No |
|--------------------------------------|----|

**DEVELOPMENT SERVICES ENGINEERING**

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

**UTILITIES ENGINEERING**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---------|--------------------|------------------|--------------------|------------------|
|-----|-------|---------|--------------------|------------------|--------------------|------------------|

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|   |      |  |    |  |            |  |  |
|---|------|--|----|--|------------|--|--|
| 1 | Plat | No water construction is required for platting. Please note that the requirement for a main along the street will not be required, because there is minimum fire protection to the facility, the property has domestic service, and it is an existing condition. The intent of the | Ok |  | Addressed. |  |  |
| 2 | Plat | No wastewater construction is required for platting.   | Ok |  | 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 | Ok                 |                  | Addressed.         |                  |

**FLOODPLAIN**

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

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

| No. | Sheet | Comment  | Applicant Response              | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|---------------------------------|------------------|--------------------|------------------|
| 1   | Plat  | Note: If lot remains 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. Hose lay from hydrant will not cross major street artery. (Santa Fe). | Ok, lot will remain residential |                  | Addressed.         |                  |

**GAS**

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

**PARKS**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---------|--------------------|------------------|--------------------|------------------|
|-----|-------|---------|--------------------|------------------|--------------------|------------------|

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|   |      |  |    |                                       |  |  |
|---|------|--|----|---------------------------------------|--|--|
| 1 | Plat | Park Development Fee (\$200 per unit) – (\$200) x (1 units) = <b>\$200.00</b>  | Ok | To be addressed prior to recordation. |  |  |
| 2 | Plat | b. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .01 acres = <b>\$625</b> | Ok | To be addressed prior to recordation. |  |  |

| REGIONAL TRANSPORTATION AUTHORITY |       |  |                    |                  |                    |                  |
|-----------------------------------|-------|--|--------------------|------------------|--------------------|------------------|
| No.                               | Sheet | Comment  | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1                                 | Plat  | This final replat is not located along an existing or foreseeably planned CCRTA service route. | Ok                 | Addressed.       |                    |                  |

| NAS-CORPUS CHRISTI |       |              |                    |                  |                    |                  |
|--------------------|-------|--------------|--------------------|------------------|--------------------|------------------|
| No.                | Sheet | Comment      | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1                  | Plat  | No comments. | No response        | Addressed.       |                    |                  |

| CORPUS CHRISTI INTERNATIONAL AIRPORT |       |              |                    |                  |                    |                  |
|--------------------------------------|-------|--------------|--------------------|------------------|--------------------|------------------|
| No.                                  | Sheet | Comment      | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1                                    | Plat  | No comments. | No response        | Addressed.       |                    |                  |

| AEP-TRANSMISSION |       |              |                    |                  |                    |                  |
|------------------|-------|--------------|--------------------|------------------|--------------------|------------------|
| No.              | Sheet | Comment      | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1                | Plat  | No comments. | No response        | Addressed.       |                    |                  |

| AEP-DISTRIBUTION |       |              |                    |                  |                    |                  |
|------------------|-------|--------------|--------------------|------------------|--------------------|------------------|
| No.              | Sheet | Comment      | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1                | Plat  | No comments. | No response        | Addressed.       |                    |                  |

| TXDOT |       |              |                    |                  |                    |                  |
|-------|-------|--------------|--------------------|------------------|--------------------|------------------|
| No.   | Sheet | Comment      | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1     | Plat  | No comments. | No response        | Addressed.       |                    |                  |

| NUECES ELECTRIC |       |              |                    |                  |                    |                  |
|-----------------|-------|--------------|--------------------|------------------|--------------------|------------------|
| No.             | Sheet | Comment      | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1               | Plat  | No comments. | No response        | 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

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Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

### LAND DEVELOPMENT

1. Previous plat approved by Nueces County. Roads approved with 27' row with pavement width for two lanes. No new street dedication will be required.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.