

5/10/19 PLAT REVIEW COMMENTS - COMMENT RESOLUTION 4/10/19 - Second Resolution 5/3/19

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: **19PL1012**

LONDON TOWNE SUBDIVISION, UNIT 1 OCL (FINAL – ~~22.92~~ 22.91 ACRES)
Located outside City Limits north of F.M. 43 and east and west of C.R. 33.

Current: Outside City Limits (OCL)
Proposed: Annexation and proposed Zoning RS-4.5

Owner: Braselton Development Company, Ltd, Alyssa Ann Brown McCoy, Bill J. Brown and Regan Travis Brown
Engineer: Urban Engineering

The applicant is proposing to final plat the property to construct 101 lots, ~~94~~ 93 Lots for single-family residential, 1 for park, and other 6 non-buildable lots for street median and utility easement.
Land is currently outside city limits, and land would be annexed into the city prior to recordation of any final plat.
Preliminary and Final Plat also conditioned on Urban Transportation Plan (UTP) amendment.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct	
2	Plat	The west portion of the plat is not tied to a found monument or iron rod, correct and revise.	We have added reference to a located monument at the Northeast corner of the 118.126 Acre Tract	Correct	
3	Plat	The plat does not match the preliminary plat, for example, lot numbering. Correct either the Preliminary or Final plat so they match.	Pursuant to discussions with senior staff, we understand this comment no longer applies as the UDC allows for minor changes in the final plat which do not trigger a requirement for re-submittal of the preliminary plat.	Per senior staff and management, addressed.	
4	Plat	Label the complete and correct legal description of the adjacent properties.	additional reference to 118.126 acre tract has been added at Southwest corner	Correct	
5	Plat	Hyde Park Dr. is a duplicate street name and not allowed.	Names has been corrected	Correct, Brasel Commons Dr. is acceptable.	
6	Plat	The street west and adjacent to Block 20, Lot 1 requires a name.	Name has been added	Correct, Everly Ln. is acceptable.	
7	Plat	Block 9, Lots 3, 4 and 5 square footages are mislabeled.	corrections have been made	Correct	
8	Plat	Plat Note #8 refers to Street A and is not found on the plat, correct and revise.	Note has been revised.	Correct	
9	Plat	Plat Note #6 will include the block and lot of all non-buildable lots (include Block 7, Lot 1).	Plat note 6 includes all non-buildable lots. Lot 1, Block 7 (the park) is not being designated as non-buildable. Park related facilities requiring a building permit may be constructed on this lot at some point.	Correct and acceptable as stated.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Prior to plat recordation, UTP amendment, rezoning, annexation are required.	Understood	Prior to recordation	Acknowledged
2	Plat	Provide an owners certificate blocks for all owners of property	Prior to recordation of plat, property will be owned entirely by Braselton Development Company, Ltd. Adding signature blocks at this time will serve no purpose.	Prior to recordation provided new ownership deed.	Acknowledged
3	Plat	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	Understood	Prior to recordation	Acknowledged
4	Plat	Prior to recordation, show the document number for utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to recordation	Acknowledged
5	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	noted. For clarification, This area is served by NEC and not AEP.	Noted.	
6	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded..."	Understood	Prior to recordation	Acknowledged
7	Plat	Show and label utility easement for Block 3, Lot 1 along London Towne Boulevard.	Easement has been added	Addressed	
8	Plat	Show and label utility easement for Block 7 Lots 27, 15, 14, 2 and 1; and Block 4, Lot 16 along Alexandra Park Drive	Easement has been added	Addressed.	
9	Plat	As indicated on Note 7, on the plat Label Block 7, Lot 1 as "Park Area"	Label has been added	Addressed.	
10	Plat	Identify the dash lines, Block 7, Lot 1 along Hyde Park Drive.	Labels have been added	Addressed.	
11	Plat	Show and label utility easement for Block 9, Lot 9 along Hyde Park Drive	Easement has been added	Not addressed. Label a 5'EE on Block 9, Lot 9 as shown on Block 7, Lot 1 along Hyde Park Drive	Developer does not wish to provide an easement that is equivalent to the side yard setback due to overhang restrictions. A 5' Utility Easement is already being provided in this location. If additional electrical easements are requested by NEC, these can be added to the plat prior to recordation.
12	Plat	Show and label yard requirement for Block 19, Lot 1 and Block 17, Lot 2 along County Road 33	Labels have been added	Addressed	Addressed, based on 5' rear adjacent easement, 5' rear easement, and 5' side easement, and right-of-way availability on this corner lot. Prior to recordation: record off-site 5' easement by separate instrument.
13	Plat	Call out the width of CR 33 existing right-of-way from center line to property lines.	dimensions have been added	Addressed	
14	Plat	Show and label U.E for Block 19, Lot 1 and Block 17, Lot 1 along London Towne Blvd.	Easements have been added	Addressed	
15	Plat	Change the 5' U.E to 10'U.E or add additional 5'U.E by separate instrument along the rear of Block 17.	Easement has been increased to 10' by plat	Addressed	

16	Plat	Water Distribution Lot fee – 94 lots x \$182/Lot = \$17,108.00	2 lots have been removed for a total of 92 residential lots. Fee should be adjusted accordingly	Prior to recordation: Number of buildable lots is 93. Water Distribution Lot fee – 93 lots x \$182/Lot = \$16,926.00	Understood	
17	Plat	Wastewater Distribution lot fee -94 Lots x \$393.00/Lot = \$36,942.00	2 lots have been removed for a total of 92 residential lots. Fee should be adjusted accordingly	Prior to recordation: Number of buildable lots is 93. Wastewater Distribution lot fee -93 Lots x \$393.00/Lot = \$35,549.00	Understood	
18	Plat	Add a note to the plat no parking allowed on hammerheads, including Regents Park Lane and Trent Park Lane. Fire Lane striping and signage required, to be maintained by Homeowners Association.	This note will not be added. Parking is allowed on the hammerheads. The "standard" hammerhead configuration agreed to by staff includes on-street parking. Parking restrictions at hammerheads will be reviewed with construction plans. "No Parking" signs and fire lane striping will be provided as required by staff during the design process to accommodate emergency vehicle traffic.	Not addressed. Does not conform to 11/7/18 hammerhead exhibit.	First, the hammerhead exhibit from 11/7/18 was created by Urban Engineering using this very subdivision layout as the basis. So, it is impossible that this does not conform as the hammerhead exhibit was tailored for this development. Second, the plat does not include public improvements which would detail the paving, parking bumpouts, no parking striping/signage, etc. So, staff should be reviewing the hammerheads on the plat only to ensure the ROW is correctly sized to fit the approved hammerhead improvements, and has all agreed upon setbacks. Further, this comment from staff should mention that public improvements related to the turnaround shall be reviewed along with public improvement plans. It is not possible for the plat to show conformance to the hammerhead exhibit which includes improvements.	Prior to recordation: proposed hammerhead design to be considered during Public Improvement plan submittal, review, approval, and acceptance.
19	Plat	Note 8: delete reference to Street A.	Reference has been deleted	Addressed		
20	Plat	Make easement locations consistent with utility line locations shown on utility plan, for instance see Block 21, Lot 1 and Block 22, Lot 1.	These easements were not added in the boulevard lots. The developer plans to dedicate these lots to the city as public park land. It is assumed if these lots are conveyed to the city no easements will be necessary. If, as a result of park agreement, these lots will not be conveyed to the city, these easements can be added prior to plat recordation. Additionally, developer raised concerns about being able to construct park improvements over utility and drainage easements in the case they are required. This concern may need to be discussed in the event these easements will be added to the plat.	Not addressed. City is not accepting medians as public park. Per utility plan, utility easement dedication, minimum width 15' required for water and wastewater.	Note 11 has been added to plat designating boulevard lots as utility and drainage easements.	Not addressed. The median lots are non-buildable lots, and City is not accepting medians as park. Revise Note 11 by deleting references to "Park)" and also delete "Park related structures shall be allowed within these lots." Add the following: "Proposed sidewalks shall be maintained by the Homeowner's Association."
21	Plat	Additional comment: Show and label U.E for Block 20, Lot 1 along Everly Lane.		U.E. has been added as requested.		Addressed.

PLANNING/Environment & Strategic Initiatives (ESI)

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

NUECES COUNTY PUBLIC WORKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat and plans do not meet the Subdivision Regulations and Platting Requirements of Nueces County as submitted.		This comment is informational, based on the proposed annexation into the city and the condition that annexation occur prior to recordation of the plat.	Understood. Annexation and zoning requests have been submitted.	

DEVELOPMENT SERVICES ENGINEERING

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

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
1	Plat 1	Revise Plat Note 8 and remove Street A	Note has been revised	Addressed.		
2	Plat 1	Add new plat note Direct access onto London Towne Boulevard is prohibited for Block 19, Lot 1	Note has been added	Not Addressed. Add prohibition for Block 17, Lot 2. Correct typographical on "prohibited."	Note 10 has been revised to reference Block 17, Lot 2 and Block 19, Lot 2. Typo has been corrected.	Addressed.
3	Plat 2	Proposed streets shall need approved driveway permit from Nueces County for connection into C.R. 33.	The proposed street connection to County Road 33 will be done in a county will be required.	Noted. Second access for subject development will require Nueces County approval.	We acknowledge any access onto County Road will require county permit.	Informational: Beyond 30 dwelling unit permits, the secondary access road (such as Street J, Preliminary Plat) will be required. Public improvement plan for the secondary access road submittal, review, approval, and acceptance will be required.
4	SWQMP	Any open ditch or swale shall drain dry within 48 hrs. per Federal Aviation Administration requirement AC 150/5200-33B	Assume this to be informational as it is a design issue and not a platting issue.	Noted.		Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.
5		C.R. 33 doesn't meet the requirements of a two way street and IFC 2015 Appendix D.	Understood. This road is currently a county road. Therefore it is the County's responsibility to bring it into compliance with current standards. However, the developer is working with the county and the city in hopes of finding a joint solution for upgrading this road.	Noted.		
6		Public Improvements are required for water, fire hydrant, waste water, storm water, sidewalk, streets, street lights. Dead end mains are not permitted. Water and Waste Water shall be per Master Plans.	Understood	Noted.		Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.

7	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Noted.	Informational.
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UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	noted.	Noted.		Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.
2	Plat	Wastewater construction is required for platting.	noted.	Noted.		Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.

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.	Addressed 4/17/19		
2	Plat	Recommend protection of residential properties along CR 33. Reverse frontage homes with non-access restrictions along CR33 will provide for better residential traffic management.	Noted. There are no proposed lots which will have access directly onto County Road 33. All lots are proposed to back-up to County Road 33.	Addressed 4/17/19		
3	Plat	Add a note on the plat requiring conformance to the visibility triangle requirements of UDC Section 4.2.9, to prevent vision obstructions at street intersections.	This note was not added. We do not feel it is appropriate or necessary to mention specific requirements of development as notes on the plat. Regardless of plat notation, UDC requirements for development must be met by developer.	Addressed 4/17/19		
4	Plat	The proposed hammerhead design has to accommodate the turning radius for a fire truck and other service vehicles (i.e., solid waste vehicles). The public improvement plans needs to show the location of the "NO PARKING" areas.	noted.	Addressed 4/17/19		
5	Plat	Public improvement plans need to include appropriate traffic control devices, in addition to standard STOP and street name blade sign installations. Hammerheads must include either "NO OUTLET" or "DEAD END" signage. Parking Prohibition signage must also be included.	noted	Addressed 4/17/19		
6	Plat	Review street lighting with Traffic Engineering prior to recordation of plat. Additional lighting is being recommended.	noted. It is assumed street lighting will be finalized with construction plans.	Addressed 4/17/19		

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a plat note for preliminary Flood Insurance data and delineate Special Flood Hazard Area lines where applicable.	Flood note has been revised and flood lines have been added.	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	RESIDENTIAL: Fire flow at 750 gpm with 20 psi residual Fire hydrants to be located every 600 feet apart.	noted.			
2	Plat	REQUIRED ACCESS D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	noted.			
3	Plat	SECTION D103 Access roads minimum of 20 feet width. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.	noted.			
4	Plat	TABLE D103.4 120 feet hammerhead; 96 feet diameter cul-de-sac; 60 feet "Y" ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS	noted.			
5	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as	noted.			

6	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.	noted.			
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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	If land owner intends to dedicate Block 7, Lot 1 to the City as park, label the lot accordingly and add Note to plat. Deed conveying the property to the City is required.	Understood. Owner does intend to dedicate park land to city.	Noted. Resolution required prior to recordation.	Acknowledged	Prior to recordation.
2	Plat	Add Note to Plat: Construction of park on Block 7, Lot 1 is the responsibility of the land owner, prior to recordation of the plat and deed, and dedication to the City, in accordance with UDC Section 8.3.	This note was not added. Similar to our response to Traffic engineering comment 3, we do not feel it is appropriate to mention specific development requirements as notes on the plat. Additionally, this specific note may conflict with the park agreement currently being finalized between the developer and city. In the event the park agreement does not create special circumstances, we acknowledge that developer is required to construct park requirements per UDC 8.3.8.	Noted. Resolution required prior to recordation.	Acknowledged	Prior to recordation.
3	Plat	Add Note to Plat that a maintenance agreement between the Home Owners Association and the City, to be recorded at County Clerk's office, is required regarding Block 7, Lot 1.	This note was note added. We do not feel this is an appropriate plat note. The maintenance agreement is currently being worked out. If the agreement is filed prior to recordation of plat, we can add notation referencing recorded document info on the plat prior to plat recordation.	Noted. Resolution required prior to recordation.	Acknowledged	Prior to recordation.
4	Plat	Add Note to Plat that the nonbuildable lots are not dedicated to the City.	We do not fully understand the reasoning for this comment. Regardless, we do not feel it is an appropriate note for the plat. The signature block on the plat states that land within the boundary of the plat is owned by Braselton, and it mentions dedication of streets and easements. As there are no other dedications mentioned in the signature block, it is clear that all the lots are owned by Braselton. Any conveyance of lots to private individuals or to the city (park land) will be done after the plat is filed. Therefore, this note is unnecessary.	Not addressed. Add Block 19, Lot 1 to the Note regarding non-buildable lots.	Block 19, Lot 1 has been added to note regarding non-buildable lots.	Addressed.

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 1.3 miles W of NALF Cabaniss. Temporary drainage ditch must be designed and maintained to drain within 48 hours of a rain event. May be subjected to occasional overflight and noise.	noted. Assume this is informational as it is a design issue and not a platting issue.	Noted.		Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 1.3 miles W of NALF Cabaniss. Temporary drainage ditch must be designed and maintained to drain within 48 hours of a rain event. May be located under the proposed APZ 2 for runway 13-31.	noted. Assume this is informational as it is a design issue and not a platting issue.	Noted.		Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.

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

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

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

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

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. Understood