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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 3-05-20****TRC Comments Sent Date: 3-10-20****Revisions Received Date (R1): 3-13-20****Staff Response Date (R1): 3-19-20****Revisions Received Date (R2): 3-23-20****Staff Response Date (R2): 4-7-20 Met TRC comments. PC date set.****Planning Commission Date: 4-29-20**

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: 20PL1020**LAGUNA VISTA SHORES BLOCK 9, LOT 1R (REPLAT – 0.284 ACRES)**

Located west of Shore Drive between Riviera Drive and Courtland Drive.

Zoned: RS-6**Owner:** Collen Hunt Epperson**Surveyor:** Brister Surveying

The applicant proposes to replat the property in order to combine 2 lots into 1 lot and obtain a building permit for new house.

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	Along street frontage ROW Courtland Drive change 10'Y.R to 25'Y.R (UDC 4.3.3)	Changed to 25' Y.R.	Addressed		

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2	Plat	Along <u>both</u> street frontages cross hatch and label additional 5-foot street dedication. (Reference Volume 58, Page 73)	Added street dedication	Addressed		
3	Plat	Wastewater Distribution Acreage fee - 0.28 acre x \$1,571.00/acre = \$439.88	Ok	Prior to plat recordation		
4	Plat	Water Distribution Acreage fee - 0.28 acre x \$719.00/acre = \$201.32	Ok	Prior to plat recordation		
5	Plat	Water Pro-Rata - 116.93 LF x \$10.53/LF = \$1,231.27 (Courtland Drive)	Ok	Prior to plat recordation		
6	Plat	Wastewater Pro-Rata 113.49 LF x \$12.18/LF = \$1,382.31 (Shoreline Drive)	Ok	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

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.

Applicant Response on Waiver:	No
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Increase the width of the UE from 5' to 7.5'	Changed to 7.5' U.E.	Addressed		
2	Utility Plan	Verify the location of the Water Line, it should be on your side of the street (Denver Avenue) and show the existing wastewater stop available to your site.	Waterline is as per Corpus GIS. Can add location of waterline if the City stakes the line out. Not sure about (Denver Avenue). No streets around us with that name. Added wastewater manholes to utility plan	Not addressed: Show the wastewater service line and the stub available to you; see attachment.	Added wastewater service line and stub to utility plan	Addressed.

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	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	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC		Addressed		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Ok	Prior to plat recordation		
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)	Ok	Prior to plat recordation		
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	Ok	Prior to plat recordation		
4	Plat	The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided.	Ok	Prior to plat recordation		
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00	Ok	Prior to plat recordation		

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.	Ok	Addressed.		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Located 1.45 miles from the approach end of Runway 13 at NOLF and located in the APZ-Will be subjected aircraft noise and overflight and is recommended no residential in this area.	Ok	Addressed.		
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CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Property within 1 mile South of Waldron Airfield. Airspace studies may be required based upon construction method, property will possibly be subject to overflight and noise of transiting aircraft.	Ok	Addressed.		

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	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 Planning Commission for approval.

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

LAND DEVELOPMENT

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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.