

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

### Staff Only:

TRC Meeting Date: 6-25-20

TRC Comments Sent Date: 6-29-20

Revisions Received Date (R1): 6-30-20

Staff Response Date (R1): 7-08-20

Revisions Received Date (R2): 7-08-20

Staff Response Date (R2): 7-09-20

Planning Commission Date: 8-05-20

Revised TRC Engineering Comment: 7-23-20

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: 20PL1055**

### **EBONY ACRES NO. 2, LOTS 131A AND 131B (FINAL REPLAT – 0.40 ACRES)**

Located North Padre Island Drive (SH 358) between Hampshire Road and Hall Avenue.

**Zoned: RS-6**

**Owner: Ralene Lock Corley**

**Surveyor: Texas Geo Tech Land Surveying, Inc.**

The proposes to replat the property in order to subdivided 1 lot into 2 lots and 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	Please revise location map street labeling to correct street names (north padre island drive)	FIXED	Resolved.		
3	Plat	Please adjust call direction for platted area. Traverse is not possible without reversing bearing direction	FIXED	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the owners certificate block correct and revise the owners full name (reference application owners signature).	FIXED	Addressed		
2	Plat	Prior to plat recordation, show and label day and month on the surveyors certificate block	FIXED	Addressed: Prior to recordation update.		
3	Plat	Identify the dashlines along the rear platted Lots of 131A and 131B	NOTED	Not Addressed: Identify the dashlines along the rear platted Lots of 131A and 131B	It is done, "5' U.E."	Adressed
4	Plat	The Y.R and U.E line type on the platted lots appear to look similar. Correct and revise.	FIXED	Not Addressed	Change line type	Adressed
5	Plat	Water Lot fee - 2 lots x \$182.00/Lot = <b>\$364.00</b>	NOTED	Prior to recordation		
6	Plat	Wastewater Lot fee - 2 lots x \$393.00/Lot = <b>\$786.00</b>	NOTED	Prior to recordation		
7	Plat	Water Pro-Rata - 100.00 LF x \$10.53/LF = <b>\$1,053.00</b>	NOTED	Prior to 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	Yes	No (No sidewalks exists along the entire Hall Street)
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	Plat	Construction plans for sidewalk are required (see above Engineer table).	Sidewalk waiver request letter submitted 7-23-20	Letter requesting plat waiver from sidewalk construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.		

#### UTILITIES ENGINEERING

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

#### 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			

#### 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	No comment.				

#### 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.				

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	Staff Resolution
1	Informational	2.2 miles Northwest of CCIA. Aeronautical study may be required based on construction method.	NOTED			

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

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

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

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

