

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 8-6-20  
TRC Comments Sent Date: 8-17-20  
Revisions Received Date (R1): 8-19-20  
Staff Response Date (R1): 9-24-20 TRC comments met. PC date set.  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date: Public Notice for 9-16-20

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: 20PL1074

LAGUNA VISTA SHORES, BLOCK 5, LOT 7R(REPLAT – 0.29 ACRES)  
Located south of Mediterranean Drive and east of Laguna Shores Road.

Zoned: RS-6

Owner: David Clark Scruton and Mary Scrutun  
Surveyor: Brister Surveying

The applicant proposes to plat the property for a new home.

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	Provide 15' of street dedication for the Laguna Shores Road designated as a Parkway with an 80' right of way. Provide hatch, square footage and dimensions. Update Lot acreage label within Lot.	Added 15' street dedication and updated acreage	Addressed.		
2	Plat	Change the 10 YR to a 10' YR/UE	Changed to 10' Y.R./U.E.	Addressed.		
3	Plat	Correct the Plat description to "Being a Replat...."	Changed verbiage	Addressed.		
4		Provide 5' street dedication for Riverdale Drive. The 25' YR can be reduced to 20' as allowance for setback averaging.	Added 5' street dedication and changed Y.R. to 20'	Addressed.		
5		Provide a Plat note indicating that the 20' YR is in compliance with UDC Section 4.2.5.F on setback averaging.	Added note #6	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 (no sidewalk exists anywhere nearby). Laguna Shores Rd. from Mediterranean south is on FY2020 for the short range CIP.
Streets		

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		No
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Laguna Shores Drive is classified as a P1 according to the UTP, a 40' dedication from the CL is required.	Added 15' street dedication	Addressed.		
2	Plat	Riverdale Drive must have 25' from the CL to the PL.	Added 5' street dedication	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	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	Lot currently meets water flow and fire hydrant requirements.	Ok	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
1	Plat	No comment.	No response	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along but not immediately adjacent to any bus stop served by Route 4 Flour Bluff and should not adversely impact CCRTA Services.	Ok	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-1 at NOLF Waldron. Will be subjected to aircraft overflight and noise. Single dwelling units not recommended in this area.	Ok	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	.9 miles South of Waldron airfield. May be subject to overflight noise, and aerospace study may be required based on construction method.	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.		
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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

1. Property is exempt from Development Fees as the property is platted with existing Utility service account.
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.