

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. *****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#:

App Received: 09.22.2021

TRC Meeting Date: 09.30.2021

TRC Comments Sent Date (R1): 10.01.2021

Revisions Received Date (R1): 10-01-2021

Staff Response Date (R1): 10-21-2021

Revisions Received Date (R2):

Staff Response Date (R3):

Planning Commission Date: 12/08/2021 Public Notice Plat

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: 21PL1145

Westgate Heights, Blk 12, Lot 17A (REPLAT – 0.2876 ACRES)

3409 Southland Drive; generally located along the south side of Southland Drive, between Henry Street and Westgate Drive


Zoned: RS-6

Owner: Irma Lazo

Surveyor: Cobalt Engineering, by Tim Hellstein

The applicant is replatting portions of two lots to create a buildable residential lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
0	Plat - FYI	Click on plat markup here  Untitled Extract Pages.pdf				

1	Plat - Requires Attention	Add "Replat Establishing..." to the title block.	Applied	Comment rescinded.		
2	Plat - Requires Attention	Add "An Addition to the City of Corpus Christi" in the legal description (survey caption underneath the title block).	Applied	Addressed		
3	Plat - Requires Attention	Remove references to "minor plat" from the survey caption and revise to read "Being a replat of a..."	Applied	Addressed		
4	Plat - Requires Attention	Add the following general note: "If any lot is developed with residential uses, compliance with the Public Open Space Regulations will be required during the building permit phase."	Applied	Addressed		
5	Plat - Requires Attention	Change the Director's signature block to a Planning Commission signature block; note Jeremy Baugh as the Chairman and Al Raymond III, AIA as the Executive Secretary.	Applied	Addressed		
6	Plat - Requires Attention	Provide vectors showing a centerline measurement of Southland near the property.	Applied	Addressed		
7	Plat - Requires Attention	Revise general note four (4) to read: "The purpose of this replat is to combine portions of two (2) residential lots into one (1) residential lot.	Applied	Addressed		
8	Plat - Requires Attention	Use a land tie symbol for adjacent properties incorporating remaining portions of platted lots.	Applied	Addressed		
		*****NO OTHER COMMENTS*****				

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment	Noted			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No; meets UDC exemption
Streets		No

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	Show the adjacent easements.	Applied	Addressed.		
2	Plat	Property has public utilities along frontage.	Noted			
3	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Noted			

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

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.24.2021 - No comment				

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)				

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment				

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Project is to raze one house and build another on property. There is hydrant located at an acceptable distance with sufficeint water supply.				
2	Plat	Fire has no further comment.				

GAS						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response				

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment				

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.24.2021 - This replat is not located along an existing or foreseeably planned CCRTA service route.				

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment				

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment				

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment				

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment				

TXDOT

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

NUECES ELECTRIC

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

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.