

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#: SR, MR/District No. 4  
App Received: 09-17-2021  
TRC Meeting Date: 09-30-2021  
TRC Comments Sent Date: 10-01-2021  
Revisions Received Date (R1): 10-19-2021  
Staff Response Date (R1):10-28-2021  
Revisions Received Date (R2):10-29-2021  
Staff Response Date (R2):10-29-2021  
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: 21PL1144

Laguna Vista Shores, Blk 8, Lot 1R (REPLAT – 0.382 ACRE)  
Generally located at the SWC of Riverdale and Shore Drives

Zoned: RS-6

Owner: Mark and Melodye Reeves  
Surveyor: Brister Surveying

The applicant proposes to replat the property to build a garage.

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)	Ok			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Relace "PLAT OF" with "REPLAT ESTABLISHING"	Replaced	Comment rescinded.		
2	Plat	<del>Our GIS records indicate that lot 15 is lot 16, and vice versa.</del>	This plat reflects recorded plat Vol. 8, Pg. 32	Comment rescinded. GIS confirmed that plat record is correct.		
3	Plat	Include the width of the streets shown in relation to the block. Keep the note that they vary in width.	Added width to Courtland Dr.	Not addressed.	Added dimension to opposite side of road	Addressed.
4	Plat	<del>Include preliminary data as well in item No. 2 under NOTES.</del>	Omittted as per Saradja's phone call 10-19	Comment rescinded.		
5	Plat	Replace "HE EXECUTED" in Melodye A. Reeves' signature block with "SHE EXECUTED".	Changed	Addressed.		
6	Plat	Move Jeremy Baugh's title to the next line in the Planning Commission block like the others.	Moved	Adressed.		
7	Plat	Utilize the font size used for others' title for Ronald Brister's.	Changed	Addressed.		
8	Plat	Remove \$ in acres on the lot and dedication areas.	Removed	Addressed.		
9	Plat	Include "An addition to the City of Corpus Christi" in the legal description.	Included	Addressed.		
10	INFOR	Plat exempt from Development Services fees. Platted with existing services.	Ok			

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

DEVELOPMENT SERVICES ENGINEERING		
Action		
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:	No
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat to be forwarded to Planning Commission once the Easement closing review is completed.	Ok			
2	Plat	Corner property has public utilities on both frontages.	Ok			



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

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

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)	Ok			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Adequate hydrant spacing and water flow are present for construction of residential garage.	Ok			
2	Plat	Fire has no further comment.	No response			

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

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

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			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This property has been identified as being located within .9 miles of the navigable airspace of the Waldron ALF. The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. <b><u>Include the following note on the plat:</u></b>  The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations "	Added note #6	Addressed.		

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

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

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

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

