

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#: GG/District#5  
App Received: 3-5-21 Process for 4-7-21 Deadline  
TRC Meeting Date: 4-15-21  
TRC Comments Sent Date: 4-19-21  
Revisions Received Date (R1): 4-20-21  
Staff Response Date (R1): 4-22-21  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 5-12-21 Non-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: 21PL1039

LOKEY SUBDIVISION, TRACTS A2-A AND A2-B, LOT 4 (FINAL REPLAT – 1.72 ACRES)  
Located south of Holly Road and east of Patton Street.

Zoned: IL

Owner: Benjamin Bonilla  
Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat the property in order subdivide 1 platted lot into 2 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	NOTED			
2	Plat	Adjacent Lot numbers are incorrect. Please revise to correctly describe tract - lot numbers.	DONE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat title remove the dash line between "A2-B and Lot 4"	DONE	Addressed		
2	Plat	On the owners certificate block show and label along the signature line the owners full legal name.	DONE	Addressed		
3	Plat	On the Planning Commission certificate block appears to read duplicate. Correct and revise.	FIXED	Addressed		
4	Plat	On note 5 correct and revise "Oso B"	DONE	Addressed		

5	Plat	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	ADDED	Addressed		
6	Plat	The 10'U.E and 20' Y.R along Patton Street appear to be the same line type. Correct and revise.	CHANGED	Addressed		
7	Plat	Per DS Engineering, Exempt- Development fees paid on previous plat recording	NOTED			

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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
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	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	To be addressed with Site Development.		
2	Plat	Location Map is difficult to read, provide a larger scale or highlight key street names.	GOT FIXED	Addressed.		
3	SWQMP	Provide a drainage plan showing pre-development and post development drainage direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Existing flow direction arrows added. It is our understanding there are no off-site contributions to the subject property.	To be addressed with Site Development.		
4	SWQMP	Delineate the route of runoff to the ultimate outfall	Graphic added delineating ultimate outfall route to Oso Bay.	Addressed.		

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	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)	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	Infor:	Purpose: Replat property to divide 1 platted lot into 2. Water Distribution Standards: Mercantile/Commercial areas: Light Mercantile areas shall have 1,500 GPM with 20 psi residual Industrial areas shall have 3,000 GPM with 20 psi residual.	NOTED			
2	Infor:	Note: If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project. <b>Commercial development of the property will require further Development Services review.</b>	NOTED			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	NOED			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED			

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

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

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

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

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.







































