

**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#: MZ / 4  
 App Received: 9/15/2022  
 TRC Meeting Date: 9/22/2022  
 TRC Comments Sent Date: 9/26/2022 All comments addressed  
 Revisions Received Date (R1): 9/28/2022  
 Staff Response Date (R1): 9/30/2022 PC Date 11/16/2022  
 Revisions Received Date (R2): 10/10/2022  
 Staff Response Date (R2):  
 Planning Commission Date: 11/16/2022

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: 22PL1149**

**Tyler Subdivision Block 8 Lots 12 & 13A (REPLAT 0.275 ACRES)**  
 Located south of Yorktown and east of Laguna Shores Rd.

**Zoned: RS 4.5**

**Owner: Cameron J. Shia**  
**Surveyor: McClintock Surveying**

The applicant proposes to plat the property to increase lot size

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)	N/A	Addressed		
2	Plat	Plat title lot number does not match lot number on platted area.	Edited to 13R	Addressed		
3	Plat	Basis of bearing is invalid. Jonnell Street is not referenced in any prior recorded plat for lots 12 or 13A, Block 8, Tyler Subdivision.	The basis was edited to the actual GNSS (grid North) basis	Addressed		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Owners signature block, correct owner's name.	corrected	Addressed		
2	Plat	Change Dev Ser. engineer name to Bria Whitmire P.E., CFM, CPM	changed	Addressed		
3	Plat	Add language for Planning Commission approval.	This is a Minor Plat	Not addressed. This plat does not meet the definition of a minor plat. Anytime a wavier is applied for, the plat shall not be processed as a minor plat per UDC Code 3.10.A2. Wavier letter must be submitted and wavier must applied for as per UDC Code 3.8.3D	Added	Addressed
4	Plat	Add signature block for Kamran Zarghouni Planning commission Chairman	This is a Minor Plat	Not addressed. This plat does not meet the definition of a minor plat. Anytime a wavier is applied for, the plat shall not be processed as a minor plat per UDC Code 3.10.A2. Wavier letter must be submitted and wavier must applied for as per UDC Code 3.8.3D	Added	Addressed
5	Plat	Add signature block for Al Raymond A.I.A. Secretary	This is a Minor Plat	Not addressed. This plat does not meet the definition of a minor plat. Anytime a wavier is applied for, the plat shall not be processed as a minor plat per UDC Code 3.10.A2. Wavier letter be submitted and wavier must applied for as per UDC Code 3.8.3D	Added	Addressed
6	Plat	Change 25' B.L. to 25' Y.R.	changed	Addressed		
7	Plat	Add contour lines to the plat at one foot intervals.	site is flat, not practical	Addressed		
8	Plat	Darken the text for the floodplain information on the plat.	darkened	Not addressed.	Changed Font	Addressed
9	Plat	Update the floodplain information to the latest FIRM map date.	modified to latest	Addressed		
10	Plat	Move the title of the plat to the top of the page. Please see the templates on the city website.	moved	Addressed		
11	Infor.	Due to Laguna Shores being on the Transportation Plan, a SW may be required.	waiver applied for	Not addressed. Wavier letter must be submitted and wavier applied for as per UDC Code 3.8.3D	Request attached	Addressed

12	Infor.	Due to Laguna Shores being on the Bike Mobility Plan, a 10' dedication for street width may be required.	waiver applied for	Not addressed. Wavier letter must be submitted and wavier applied for as per UDC Code 3.8.3D	Request attached	Addressed
13	Infor.	Please refrain from using color lines on the plat.	final in B&W only	Addressed		
14	Plat	<b>New comment</b> : Remove the development services language for approval of plat.		Addressed		
15	Fees	Single Family Wastewater Acreage Fees : \$483.87	waiver applied for	Not addressed. Wavier letter must be submitted and wavier applied for as per UDC Code 3.8.3D	Request attached	Addressed
16	Fees	Pro Rata Wastewater Line Fee: 120 L/F x \$13.40 = \$1,608.00	waiver applied for	Not addressed. Wavier letter must be submitted and wavier applied for as per UDC Code 3.8.3D	Request attached	Addressed

**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?	Yes	
Water		No
Fire Hydrants		No

Wastewater		No		
Manhole		No		
Stormwater		No		
Sidewalks	Yes		Not addressed. Wavier letter must be submitted and wavier applied for as per UDC Code 3.8.3D	Request attached
Streets		No		Addressed

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	Sidewalk construction will be required unless a wavier application is submitted for determination by the PC.	wavier applied for	Not addressed. Wavier letter must be submitted and wavier applied for as per UDC Code 3.8.3D	Request attached	Addressed
2	Plat	The existing structures, if they remain, likely will not qualify for FEMA Flood Insurance.	Owner is aware. No new buildings are proposed.	Addressed		

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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	N/A	Addressed		
2	Plat	No wastewater construction is required for platting	N/A	Addressed		

**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)	new driveway was constructed per Phase 3 to include drainage	Addressed		

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	No comment		Addressed		
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**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment.		Addressed		

**GAS**

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

**PARKS**

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

**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.	N/A	Addressed		

**NAS-CORPUS CHRISTI**

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

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

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

1	Plat	1.0 miles from Waldron Field NOLF. The proposed location is within the Waldron Field NOLF APZ I and II. The location is also within the military compatibility area,	This plat revision is of no impact to aviation.	Addressed		
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AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution



1	Plat	No comment		Addressed		
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NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.