

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 / 3
 App Received: 12/8/2022
 TRC Meeting Date: 1/5/2023
 TRC Comments Sent Date: 1/9/2023
 Revisions Received Date (R1): 1/11/2023
 Staff Response Date (R1):
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 1/25/2023

All comments addressed

PC Date set

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: 22PL1183

Country Club Estates Unit 7 Blk. 2 Lot 3R (Replat – 0.28 ACRES)
 Located west of Staples and south of Parkland Dr.

Zoned: RS-6

Owner: Carlos & Catherine Maldonado
Surveyor: Govind Engineering - George Rubalcaba

The applicant proposes to plat the property to combine 1-1/2 lots into one lot to meet pool code.

| 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) | Acknowledged | Addressed | | |
| 2 | Plat | Curve direction is required for Northwest and Southeast boundary calls. | Done | Addressed | | |
| LAND DEVELOPMENT | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Provide deed showing latest ownership for lots being combined. | Done | Addressed | | |
| 2 | Plat | Dimension Parkland Dr. to middle of roadway. | Done | Addressed | | |
| 3 | Plat | Remove General notes #12 from the plat. | Done | Addressed | | |
| 4 | Note | Be advised that this is a replat and not a minor plat. | Acknowledged | Addressed | | |
| 5 | Plat | Add language for PC approval. | Done | Addressed | | |
| 6 | Plat | Add Kamran Zarghouni as PC chairman name and add signature line. | Done | Addressed | | |
| 7 | Plat | Change Al Raymond title to secretary. | Done | Addressed | | |
| PLANNING/Environment & Strategic Initiatives (ESI) | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |

| | | | | | | |
|---|------|-------------|--------------|-----------|--|--|
| 1 | Plat | No comments | Acknowledged | Addressed | | |
|---|------|-------------|--------------|-----------|--|--|

DEVELOPMENT SERVICES ENGINEERING

| Action | Yes | No | |
|-------------------------------|-----|--------------|----------|
| Public Improvements Required? | | | |
| Water | | No, Existing | Accepted |
| Fire Hydrants | | No, Existing | Accepted |
| Wastewater | | No, Existing | Accepted |
| Manhole | | No, Existing | Accepted |
| Stormwater | | No, Existing | Accepted |
| Sidewalks | | No, Existing | Accepted |
| Streets | | No, Existing | Accepted |

Refer to UDC Section 3.8.3.D Waivers if applicable.

| | | |
|--------------------------------------|--|--|
| Applicant Response on Waiver: | | |
|--------------------------------------|--|--|

DEVELOPMENT SERVICES ENGINEERING

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

UTILITIES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No Water construction is required for platting | Acknowledged | Addressed | | |
| 2 | Plat | No wastewater construction is required for platting | Acknowledged | Addressed | | |

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

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. | acknowledged | Addressed | | |

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

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

| NAS-CORPUS CHRISTI | | | | | | |
|--------------------|-------|------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | acknowledged | Addressed | | |

| CORPUS CHRISTI INTERNATIONAL AIRPORT | | | | | | |
|--------------------------------------|-------|------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | Acknowledged | Addressed | | |

| AEP-TRANSMISSION | | | | | | |
|------------------|-------|------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | acknowledged | Addressed | | |

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

| TXDOT | | | | | | |
|-------|-------|------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | Acknowledged | Addressed | | |

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