

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: 12/8/2022

TRC Meeting Date: 1/5/2023

TRC Comments Sent Date: 1/9/2023

Revisions Received Date (R1): 1/11/2023

All comments addressed

Staff Response Date (R1): 1/11/2023

PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1/25/2023

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: 22PL1177

Padre Island No. 1 Blk. 34 Lot 1A &1B (Replat – 0.68 ACRES)

Located north of Verdemar Dr. and east of Playa Del Rey

Zoned: RS-6

Owner: Theodore Dimopoulos

Surveyor: Voss Engineering vossco@hotmail.com

The applicant proposes to plat the property to create 2nd lot for house.

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	Addressed		
2	Plat	Incorrect north arrow orientation for platted area.	revised	Addressed		

3	Plat	Volume and page information for north adjacent lot is incorrect. Pls revise.	it is correct	Addressed		
---	------	--	---------------	-----------	--	--

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Both lots need to be at least 50' of frontage along Playa Del Rey.	revised	Addressed		
2	Plat	Change P.C. chairman name to Kamran Zarghouni	revised	Addressed		
3	Plat	Verify that there are no easements along the rear of the property.	there are none	Addressed		
4	Plat	Provide the latest floodplain information from maps of 2022.	already provided in note 4	Addressed		
5	Fees	Water Acre fee (1 lot x \$220.22/lot)= \$220.22	ok	Noted		
6	Fees	Wastewater Acre fee (1 Lots x \$475.33/lot)= \$475.33	ok	Noted		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No, existing
Water		No, existing
Fire Hydrants		No, existing
Wastewater		No, existing
Manhole		No, existing
Stormwater		No, existing
Sidewalks		No, over75% block developed.
Streets		No, existing

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	Frontage for Lot 1A not meeting minimum lot size width.	revised	Addressed		
2	Info	Minimum driveway width for residential is 10' plus minimum residential flare length of 3' on either side. UDC 7.1.7	ok	Addressed		

UTILITIES ENGINEERING

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

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

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		

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.