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

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

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: 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
		Plat closes to acceptable				
		engineering standards. (TSPS				
		Manual of Practice Appendix				
		A, Condition 3; Suburban				
1	Plat	Traverse Error of Closure)	ok	Addressed		
		Incorrect north arrow				
2	Plat	orientation for platted area.	revised	Addressed		

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

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

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 Waive	ers if applicable.	

DEVELOPMENT SERVICES ENGINEERING

Frontage for Lot 1A not meeting minimum lot size width. 1 Plat width. Tevised Addressed Minimum driveway width for residential faire length of 3' on either side. 2 Info UDC 7.1.7 ok Addressed UTILITIES ENGINEERING No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat required for platting ok Addressed TRAFFIC ENGINEERING No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat Response Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Addressed 1 Plat Fire has no comments Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed 1 Plat No comment Addressed 2 PARKS No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution Addressed	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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residential is 10' plus minimum residential flare length of 3' on either side. 2 Info UDC 7.1.7 ok Addressed DITUITIES ENCINEERING No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat required for platting ok Addressed No. Sheet Comment Applicant Response Staff Resolution Staff Resolution 2 Plat is required for platting ok Addressed TRAFFIC ENGINEERING No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution 1 Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution	1	Plat	width.	revised	Addressed		
Info DUTI_ITIES_ENGINEERING			Minimum driveway width for				
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2 Info UDC 7.1.7 Ok Addressed			minimum residential flare				
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1 Plat service route. Addressed	1	Plat	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-TRANSM	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				

TX	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.