

# 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 / 1

App Received: 4/26/23

TRC Meeting Date: 5/4/23

TRC Comments Sent Date: 5/8/23

Revisions Received Date (R1): 5/8/23

Staff Response Date (R1): 5/8/23

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5/17/23

Comments all 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: 23PL1044

McNorton Subdivision #2, Block 4, Lots 12A &12B (Replat-- 0.52 ACRES)

Located north of McNorton Rd. and west of Caroline Rd.

Zoned: RS-6

Owner: Robert Edward Trevino and Mary Trevino

Surveyor: Texas Geo Tech - Jarrel Moore

The applicant proposes to plat the property to make two lots from one lot.

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)	NOTED	Addressed		
2	Plat	Northern adjacent lot volume and page information is incorrect. Refer to V69 Pg811 MRNCT.	DONE	Addressed		
3	Plat	All blocks are to be labeled on the plat area, preferably using a circled number.	DONE	Addressed		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Make plat boundary line thicker.	DONE	Addressed		
2	Plat	Label lots as Block 4 with circled number.	DONE	Addressed		
3	Plat	Change Page number on adjoining lots for McNorton SD No. 2 to 31.	DONE, THANKS	Addressed		
4	Plat	Spelling error on plat note 5. Spellcheck document.	DONE	Addressed		
5	Fees	Single Family Water Lot Fees: 1 x 220.22 = \$220.22	NOTED	Prior to Recordation		
6	Fees	Single Family WasteWater Lot Fees: 1 x 475.33 = \$475.33	NOTED	Prior to Recordation		
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?			
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.

<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	No comments.	NOTED	Accepted		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	NOTED	Addressed		
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	NOTED	Addressed		

#### TRAFFIC ENGINEERING

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

#### FLOODPLAIN

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

#### GAS

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

#### PARKS

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

#### NAS-CORPUS CHRISTI

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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