

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 1-23-20
TRC Comments Sent Date: 1-28-20
Revisions Received Date (R1): 1-30-20
Staff Response Date (R1): 2-10-20
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 2-19-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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: 20PL1006

LAGUNA ACRES, BLOCK 1, LOT 13B (FINAL REPLAT – 0.1033 ACRES)
Located south of Horne Road and east of Teresa Street.

Zoned: CN-1

Owner: Olga Barrera
Engineer: Fulcrum Consulting Services

The applicant proposes to replat the half portion of a Lot 13 in order to obtain a building permit to replace an existing non-conforming home (GLO)

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No comment	Complied		
2	Plat	The north arrow orientation is incorrect.	Addressed	Complied		
3	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T.	Addressed	Complied		
4	Plat	Show and label the adjacent utility easements. Remove alley labeling.	Addressed	Complied		
5	Plat	Correct Legal description for Lots 13A, 13C, as well as 14A (should bev28-p29, v37-p108 & v43-p77, M.R.N.C.T.)	Addressed	Complied		

6	Plat	Adjust centerline spelling on location map (*Teresa St)	Addressed	Complied		
7	Plat	Adjust linework on plat. Solid lines for property boundaries. Thicker lines for subject property. Edge of pavement is not required on plat, only centerline.	Addressed	Complied		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the beginning of plat title to read: Final Replat...	Addressed	Addressed		
2	Plat	Remove the dashline on Lot 13-B and under the plat title remove "Amending" from the legal description.	Addressed	Addressed		
3	Plat	Along the chairman signature line remove only "Planning Commission"	Addressed	Addressed		
4	Plat	On the Engineering certificate block change "Pablo Martinez, P.E" with "Jalal Saleh, P.E"	Addressed	Addressed		
5	Plat	Receiving water note 6 is incorrect. Correct and revise.	Addressed	Addressed		
6	Plat	Remove the building lines on the platted lot.	Addressed	Addressed		
7	Plat	Label platted lot area with a solid bold line.	Addressed	Addressed		
8	Plat	25'Y.R dashline is incomplete. Correct and revise. Reference Volume 9, Page 49.	Addressed	Addressed		
9	Plat	Remove the refererece "Laguna Acres" on platted lot.	Addressed	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Wastewater according to Master Plan		No
Stormwater according to Master Plan		No
Fire Hydrants		No
Manhole		No
Sidewalks		No, sidewalk exists
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please remove the contours and the Utilities off the plat document.	Addressed	Addressed		
2	Utility Plan	Please label the "Utility Plan"; indicate the type of the water line (ACP); and indicate the type of the wastewater line (VCP); show and label the 24" stormwater line.	Addressed	Addressed		
3	All sheets	The receiving water note must be revised to "Oso Creek Basin"	Addressed	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	No Comment	Addressed		
2	Plat	No wastewater construction is required for platting.	No Comment	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment			

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

1	Plat	No comment.	No Comment			
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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	No comment.	No Comment			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	Addressed	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is no longer located along an existing or foreseeably planned CCRTA service route.	No Comment			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment			

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

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

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

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

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 conditionfor 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.

