

# 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#: NV District-2  
 App Received: Received 03/31/21, Processed on 05/05/21 Deadline  
 TRC Meeting Date: 05/13/21  
 TRC Comments Sent Date: 05/17/21  
 Revisions Received Date (R1): 05/25/21  
 Staff Response Date (R1): 06/01/21  
 Revisions Received Date (R2): N/A  
 Staff Response Date (R2): N/A  
 Planning Commission Date: 06/23/21- Public notice plat

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: **21PL1052**

**PATRICK GARDENS LOT 11B (FINAL REPLAT) 0.10 ACRES**  
 Located East of Cheyenne street and south of Aztec street.

Zoned: RS-6

Owner: NORMA JEAN SHOFFIELD  
 Surveyor: CORONA ENGINEERING/SURVEYING CO.

The applicant proposes to plat the property for GLO construction, Replat required as per City of Corpus Christi

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat Closes to Acceptable Standards (TSPS Manual of Practice, Appendix A, Survey Tolerances)	PLAT CLOSES	Resolved		
2	Plat	Provide width of Street Dedication	DONE	Resolved		
3	Plat	Remove "(730)" from Cheyenne Street name	DONE	Resolved		
4	Plat	Provide Graphic Scale (TSPS Manual of Practice, Category 1B, Section 4-I, Additional Requirements)	DONE	Resolved		
5	Plat	Provide North Arrow for Location Map	DONE	Resolved		
6	Plat	Remove adjacent lot dimensions.	DONE	Resolved		
7	Plat	Correct lot lines across the street from subject property and provide accurate references to map records or deed records. (TSPS Manual of Practice, Category 1B, Section 4-H, Adjoiner)	DONE, We created the lots across the street per each deed record and per the iron rods found. Yes, we agree that are differences between our drawing and the appraisal map. We feel that are drawing is correct. If needed, we can provide the deeds referenced and used to create the lots.	Resolved		
8	Plat	Provide Reference to Map Records for platted adjacent lots were applicable.	DONE	Resolved		
9	Plat	Show Right-of-Way width to centerline.	DONE	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise certification to read as: "...BY PLANNING COMMISSION..." & remove "DEPARTMENT OF DEVELOPMENT SERVICES"	DONE	Addressed		
2	Plat	Add Signature to read as: "JEREMY BAUGH CHAIRMAN "	DONE	Addressed		
3	Plat	Revise signature to read as: "AL RAYMOND III, AIA SECRETARY "	DONE	Addressed		
4	Plat	Replace "Jalal Saleh, P. E. with "Brett Flint, P.E."	DONE	Addressed		
5	Plat	highlight the subject lot in the location map.	DONE	Addressed		
6	Plat	Water Distribution System lot fee – 1 lot x \$182.00 = \$182.00	The initial application fee has been paid. Please let me know if this is a seaparte fee that must be paid. If so, we will take care of it.	Paid prior to plat recordation		

7	Plat	Wastewater System lot fee – 1lot x \$393 = <b>\$393.00</b>	The initial application fee has been paid. Please let me know if this is a seaparte fee that must be paid. If so, we will take care of it.	Paid prior to plat recordation		
---	------	--	--	--------------------------------	--	--

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	N/A	No
Water	N/A	No
Fire Hydrants	N/A	No
Wastewater	N/A	No
Manhole	N/A	No
Stormwater	N/A	No
Sidewalks	N/A	No, Developed area, existing sidewalks.
Streets	N/A	No

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	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	This must be resolved by the engineer that will be providing the construction plans.	Addressed		
2	Plat	Show and label existing utilities in street right of way.	DONE	Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No water construction is required for platting.	N/A			
2	Infor.	No wastewater construction is required for platting.	N/A			

#### SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No comment.				

#### TRAFFIC ENGINEERING

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

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

#### GAS

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

#### PARKS & RECREATION

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

#### CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	N/A			

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### NAS CORPUS CHRISTI

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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