

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-1

App Received: Received 04/06/21, Processed on 05/05/21 Deadline

TRC Meeting Date: 05/13/21

TRC Comments Sent Date: 05/17/21

Revisions Received Date (R1): 05/24/21

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: 21PL1050

TIJERINA ADDITION BLOCK A LOT 14A (FINAL REPLAT) 0.31 ACRES

Located south of Bluebonnet drive.

Zoned: RS-6

Owner: Felix V. Tijerina & Esmerelda C. Tijerina

Surveyor: Cobalt Engineering & Inspections, LLC

The applicant proposes to plat the property in order to combine 2 parcels into 1 lot.

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)	Acknowledged			
2	Plat	Correct the Adjacent Properties Legal Descriptions	Complete	Resolved		
3	Plat	Remove "Victoria" From Vicinity Map	Complete	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"	Complete	Addressed		
2	Plat	Add Signature to read as: "JEREMY BAUGH CHAIRMAN "	Complete	Addressed		
3	Plat	Revise signature to read as: "AL RAYMOND III, AIA SECRETARY "	Complete	Addressed		
4	Plat	Revise general note 4 to read: "The purpose of this Replat is to combine 2 parcels into 1 lot.	Complete	Addressed		
5	Plat	Revise the legal description to read: "Being a Replat Plat of..."	Complete	Addressed		
6	Plat	Acerage/lot fees exempt as platted with existing services.	Acknowledged	Addressed		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, Developed area, no existing sidewalks.
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	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	Acknowledged	Addressed		
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UTILITIES ENGINEERING

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

SOLID WASTE

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

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS & RECREATION

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

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Acknowledged			
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CORPUS CHRISTI INTERNATIONAL AIRPORT

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

NAS CORPUS CHRISTI

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.