

## 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#: MJO/District 3**

**App Received: 4-12-21**

**TRC Meeting Date: 5-13-21**

**TRC Comments Sent Date: 5-14-21**

**Revisions Received Date (R1): 5-20-21**

**Staff Response Date (R1): 5-21-21**

**Revisions Received Date (R2): 5-21-21**

**Staff Response Date (R2): 5-25-21**

**TRC comments met**

**PC date set**

**Planning Commission Date: 6-23-21**

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: 21PL1058**

**COLONIA HILDALGO ADDITION, Block 9, LOT 2-C (Replat – .19 ACRES)**

Located south of Westpoint Road and west of Columbia Street.

**Zoned: RS-6 Single-Family 6**

**Owner: Rodolfo and Sandra Rodriguez**

**Surveyor: Corona Engineering/Surveying**

The applicant proposes to plat the property to construct a residential home by a General Land Office grant.

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)	<b>Plat closes</b>	Addressed.		
2	Plat	Plat title already exists. Pls revise (see Doc#2003065497 D.R.N.C.T.)	<b>Changed to Lot 2-C</b>	Addressed.		

3	Plat	Pls revise legal description for south adjacent lot to 1B. (see Doc#2012012371 D.R.N.C.T.)	Done	Addressed.		
4	Plat	Provide north arrow for location map.	Done	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the elevation points as they are required for properties in a A & B Flood plain.	Done	Addressed.		
2	Plat	Continue the Building line for the adjacent properties as per previous plat and label as a Building Line (BL).	Done	Not addressed.	Addressed.	
3	Plat	Label the building line for the Lot 2A as a Yard Requirement (YR)	Done	Addressed.		
4	Plat	Provide ownership information for the two adjacent and rear lots.	Done	Not addressed. North adjacent does not have recording information.	Addressed.	
5	Plat	Provide half street distance from street centerline to property line.	Done	Addressed.		
6	Plat	Remove sidewalk label from plat.	Done	Addressed.		
7	Plat	Update the DS Engineer certificate to Brett Flint, P.E.	Done	Addressed.		
8	Plat	Update the DS certificate for Al Raymond with a Planning Commission certificate listing him as Secretary and Jeremy Baugh as Chairman.	Done	Addressed.		
9	Plat	Remove the Open Space note.	Done	Addressed.		
10	Plat	Provide a larger Txt size for the Plat Title.	Done	Addressed.		

11	Plat	Txt size on plat should be the same as the plat notes. Make larger.	Done	Addressed.		
12	Plat	Verify Receiving Water note is correct for the receiving water. Map is showing Oso Creek boundary.	Changed to Oso Creek	Addressed.		
13	Plat	Label Columbia Street on Location Map.	Done	Addressed.		
14	Plat	Lot is meeting 50' width and 6,000 sq ft minimum. Remove Non conforming notes # 5 & 8.	Done	Addressed.		
15	Plat	Water Distribution System lot fee – (1) lot x \$182.00/lot = <b>\$182.00 UDC Sect. 8.5</b>		To be addressed prior to recordation.		
16	Plat	Waste Water Distribution System lot fee – (1) lot x \$393.00/lot = <b>\$393.00 UDC Sect. 8.5</b>		To be addressed prior to 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?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, Developed area, existing sidewalks
Streets		No

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
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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		Addressed.		
2	Utility Plan	Second Page is cut off, provide a full copy of document.		Addressed.		
3	Utility Plan	Show existing utilities in right of way.	On the drawing	Addressed.		

#### UTILITIES ENGINEERING

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

#### TRAFFIC ENGINEERING

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

#### FLOODPLAIN

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

#### GAS

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

#### PARKS

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

#### 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.		Addressed.		
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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-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.		

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.