

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#: S.R. / District 4
App Received: 06-24-2021
TRC Meeting Date: 07-08-2021
TRC Comments Sent Date: 07-08-2021
Revisions Received Date (R1): 07-13-2021
Staff Response Date (R1):07-16-2021
Revisions Received Date (R2):07-22-2021
Staff Response Date (R2): 07/23/2021
Planning Commission Date: 08-18-2021 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: 21PL1091

Lamar Park Subdivision Unit 8, Block 22, Lot 25R (Final Replat), .29 Acre
Located Northeast of S alameda St and Southwest of Center Drive on Barracuda Place

Zoned: RS-6

Owner: Edward Zey and Chris Zey
Surveyor: Frontier Surveying Company

The applicant proposes to create one conforming residential 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) | No comment. | | | |

| | | | | | | |
|---|------|---|----------|----------|--|--|
| 2 | Plat | Pls provide correct legal description for adjacent lots. Should read the remaining portion of each lot. | Revised. | Resolved | | |
|---|------|---|----------|----------|--|--|

| LAND DEVELOPMENT | | | | | | |
|------------------|-------|--|--------------------|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Update the utility easement dimension at the rear of the property to that of the lot. The one provided includes the easement for the adjacent lot. | Revised. | Resolved. | | |
| 2 | Plat | Update the owner's signature certificate/block with the correct name. | Revised. | Resolved. | | |
| 3 | Plat | Update the Notary Public's signature certificate/block with the correct name of the owner. | Revised. | Resolved. | | |
| 4 | Plat | Add a signature space for Jeremy Baugh, Chairman to the Department of Development Services signature certificate/block. | Revised. | The current chairman is Jeremy Baugh. Please update accordingly. | Revised | Resolved. |
| 5 | Plat | Update the name of the engineer in the Development Services Engineer Certificate/Block to Brett Flint, P.E. | Revised. | Remove signature space for Jeremy Baugh. See comment 4. | Revised | Resolved. |
| 6 | Plat | On the final plat drawing to be submitted for recordation, remove the original lot lines and annotations (lot names with arrows) and label both adjacent lot per GIS' recommendation in comment No. 2. | Revised. | Resolved. | | |

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|---|------|--|--|--|--|-----------|
| 7 | Plat | Provide seal and signature space for surveyor. | | | Seal and signature will be provided on final hard copy | Resolved. |
|---|------|--|--|--|--|-----------|

| 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 | |
| Public Improvements Required? | | No |
| Water | | No |
| Fire Hydrants | | No |
| Wastewater | | No |
| Manhole | | No |
| Stormwater | | No |
| Sidewalks | | No, Exsting 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 | Infor: | 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 | No comment. | | | |
| 2 | Infor: | Property has utilities at rear of the property. Fire Protection within 600 feet. | No comment. | | | |
| 3 | Infor: | Utilities installed by developer. Plat exempt from Development Services fee. | No comment. | | | |

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

| TRAFFIC ENGINEERING | | | | | | |
|---------------------|-------|--|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Info | Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) | No comment. | | | |

| FLOODPLAIN | | | | | | |
|------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | 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. | 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 | No comment. | No comment. | | | |

| 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 | 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 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.