

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-4  
App Received: Received 04/23/21, Processed on 05/19/21 Deadline  
TRC Meeting Date: 05/27/21  
TRC Comments Sent Date: 05/28/21  
Revisions Received Date (R1): 08/12/21  
Staff Response Date (R1): 8-23-21  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 9-15-21 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: 21PL1062

FLOUR BLUFF ESTATES NO.2 BLOCK 11 LOT 4B (FINAL) 0.172 ACRES  
Located east of Jane Street.

Zoned: RS-6

Owner: Rene Hernandez & Diana Hernandez  
Surveyor: Hayden Surveying, Inc.

The applicant proposes to plat the south half of Lot 4 in order obtain a residential building permit.

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)	Informational comment.			
2	Plat	Change Lot name to "Lot 4B"	Lot name changed to "4B".	Resolved.		

3	Plat	Provide complete legal description for adjacent property to the east and remove incorrect reference to "Andy Bowie Park". (TSPS Manual of Practice, Category 1B, Section 4-H, Adjoiner)	"Andy Bowie Park" changed to "FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS 56 ACRES OUT OF LOTS 13, 14 & 15 SECTION 56."	Resolved.		
4	Plat	Remove "Andy Bowie Park" from Location Map	"Andy Bowie Park" reference removed.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise legal description of proposed subdivision to read as: "Final Plat of Flour Bluff Estates No.2 Block 11, Lot 4B" matching application.	Legal description changed to read "Final Plat of Flour Bluff Estates No.2 Block 11, Lot 4B."	Addressed		
2	Plat	Remove "FND 5/8" IR" symbol of existing N/2 of lot 4.	"FND 5/8 IR" callouts removed.	Addressed		
3	Plat	Outline proposed lot with dark lines.	Proposed lot has been outlined darker.	Addressed		
4	Plat	Water distribution lot fee- 1 lot x \$182.00 = <b>\$182.00</b>	Informational comment.	Prior to plat recordation		
5	Plat	Wastewater distribution lot fee- 1 lot x \$393.00 = <b>\$393.00</b>	Informational comment.	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?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, Developed area with existing sidewalks

Streets		No
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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
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	To be addressed during building permitting.	8-20-21 Addressed		
2	Utility	There are two utility lines shown in the Web Drive R-o-W. With one label, "8" Clay Wastewater Line" identify and label the second utility.	Second line was a duplicate line, has since been removed.	8-20-21 Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Informational comment.	8-20-21 Addressed		
2	Plat	No wastewater construction is required for platting.	Informational comment.	8-20-21 Addressed		

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

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

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	Fire has no comment.				

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

PARKS						
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	No comment.				

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1 mile Southwest of Truax airfield, 3.19 miles east of Waldron ALF. Will be subject to overflight noise of landing and takeoff. May require aeronautical study based on type and method of construction.	Informational comment.			

NAS CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-1 for NASCC. Not recommended. Will be subjected to continuous overflight and aircraft noise.	Informational 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.