

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#: GG/District#4
App Received: 8-20-21 Process 8-25-21 Deadline
TRC Meeting Date: 9-02-21
TRC Comments Sent Date: 9-03-21
Revisions Received Date (R1): 9-09-21
Staff Response Date (R1): 9-14-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 10-13-21 Public Notice

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: 21PL1125

LAGUNA VISTA SHORES, BLOCK 15, LOT 1R (FINAL REPLAT– 0.23 ACRES)
 Located south of Las Palmas Drive and west of Laguna Shores Road.

Zoned: RS-6

Owner: Adriana Ortiz
Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat the property in order to combine 2 platted lots into 1 lot for residential use.

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)	NOTED			
2	Plat	Location map does not add context to general location of platted area. Correct and revise.	PLEASE SEE ATTACHED UPDATE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1 Plat	On the owner certificate block, along the signature line show and label Adriana Ortiz title.	ADDED	Addressed		
2 Plat	According to recorded plat Volume 8, Page 32, indicates the entire Street ROW along Las Palmas Drive is 40-feet. The plat shows 25-feet to centerline, cross hatch and label the proposed additional street ROW.	DONE	Addressed		
3 Plat	Add note to the plat: Residential Driveway access onto the Parkway Collector Street, Laguna Shores Road shall not be permitted. (UDC 7.1.7.A Note 6)	PLEASE SEE NOTE # 8	Addressed		
4 Plat	Also show and label the entire street ROW width along Laguna Vista Shore Road.	ADDED	Addressed		
5 Plat	Along Las Palmas Drive change 10'Y.R to 25'Y.R (UDC 4.3.3. & 4.2.10)	DONE	Addressed		
6 Plat	Show and label a Block number on the proposed lot 1R.	DONE	Addressed		
7 Plat	Water Lot fee – 1 Lot x \$182.00/Lot = \$182.00	NOTED	Prior to plat recordation		
8 Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = \$393.00	NOTED	Prior to plat recordation		
9 Plat	Water Pro-Rata - 85.82 LF x \$10.53/LF = \$903.68	NOTED	Prior to plat recordation		
10 Plat	Wastewater Pro-Rata - 85.82 LF x \$12.18/LF = \$1,045.29	NOTED	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?	Yes	
Water		No
Fire Hydrants		No

Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes (On both streets)	
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	Info:	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	NOTED			
2	Plat	The property does not meet Sidewalk Administrative Exemptions in UDC Section 8.2.2.C. as the block does not have 75% of block face improved for Las Palmas Drive. Sidewalk construction will be required for Las Palmas Drive and for Laguna Shores Rhodes as a Parkway.	NOTED			

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

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	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)	NOTED			
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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.				

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This replat is located along but not immediately adjacent to any bus stops served by Route 4 Flour Bluff and should not adversely impact any CCRTA Services.	NOTED			

NAS-CORPUS CHRISTI

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	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.