

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#2
App Received: 9-08-21 Process for 9-08-21 Deadline
TRC Meeting Date: 9-16-21
TRC Comments Sent Date: 9-17-21
Revisions Received Date (R1): 9-22-21
Staff Response Date (R1): 9-30-21
Revisions Received Date (R2): 9-30-21
Staff Response Date (R2): 10-04-21
Planning Commission Date: 10-27-21 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: 21PL1132

REPLAT ESTABLISHING KOOLSIDE ADDITION, BLOCK 7, LOT 6R (FINAL REPLAT – 0.1607 ACRES)
Located south of Gollihar Road between Bobalo Drive and Lum Avenue.

Zoned: RS-6

Owner: Mary Sue Garcia
Surveyor/Engineer: Cobalt Engineering and Inspections, LLC

The applicant proposes to replat portion of remaining lots into 1 platted 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)	Acknowledged			
2	Plat	Revise legal description for NE adjacent lot to show Koolside Block 7 Lot 7A (Volume 41 Page 38 MRNCT)	Applied			

3	Plat	Revise legal description for SW adjacent lot to show Koolside Block 7 Lot 5A (Volume 33 Page 51 MRNCT)	Applied	Not resolved. Revise volume and page number to read what was given in original comment.	Applied	Resolved.
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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plats	Revise the plat title to read: "Replat Establishing Koolside Addition, Block 7, Lot 6R"	Applied	Not addressed: Revise the plat title on both sheets to read: "Replat Establishing Koolside Addition, Block 7, Lot 6R"	Applied	Addressed
2	Plat	On Lot 6A change "30'Y.R" to "30'Building Line" (reference 13, Pages 32 & 33)	Applied	Addressed		
3	Plats	Change the reference "Lot 6A" to "Lot 6R"	Applied	Not addressed: See comment #1 above.	Applied	Addressed
4	Plat	Note 4 is grammatically incorrect, change "portions" to "portion"	Applied	Addressed		
5	Plats	Label the centerline for Bobalo Drive.	Applied	Addressed		
6	Plat	Include "An addition to the City of Corpus Christi, TX in the description of the plat.	Applied	Addressed		
7	Plat	Per DS Engineering, plat exempt from Development fees as property is platted and has existing services.	Noted			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No (Meets sidewalk exemption)
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	Applied as Note 11			

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.				
			Noted			

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 as Note 10			

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

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.	Noted			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Noted			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

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.

