

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#: SR/MO, District No. 4
App Received: 09-08-2021
TRC Meeting Date: 09-16-2021
TRC Comments Sent Date: 09-20-2021
Revisions Received Date (R1): 09-23-2021
Staff Response Date (R1): 09-27-2021
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 10-27-2021, 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: 21PL1134

Laguna Vista Shores, Block 17, Lot 7R (Final Replat), 0.230 Acre
Located at the intersection of Laguna Shores Road and Clearview Drive.

Zoned: RS-6

Owner: Lisa Olson and Daymon Olson
Surveyor: Brister Surveying

The applicant proposes to plat the property to combine two lots into one to construct a house.

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)	Ok			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Continue centerlines of Clearview Drive and Seaside Drive a little past Laguna Shores RD to communicate continuity of both streets.	Continued centerlines	Addressed.		
2	Plat	Per UDC 4.2.10.A, the side yard can be no less than 10 feet.	Changed to 10' Y.R.	Addressed.		
3	Plat	Remove S in Acres in lot and ROW dedication labels.	Removed "S"	Addressed.		
4	Plat	Like the titles in other signature spaces, move Jeremy Baugh's to the next line.	Moved Chairman under	Addressed.		
5	Plat	Include the following in the Plat's Notes: "Lot access along Laguna Shores Road shall be prohibited per Article 7.1.7.A, Note 6, UDC."	Added note #6	Addressed.		
6	Plat	Replace PLAT OF with REPLAT ESTABLISHING in the plat's title.	Changed verbiage	Addressed.		
7	Plat	Add "An Addition to the City of Corpus Christi, TX" in the description of the plat.	Added text	Addressed.		
8	Plat	Water Distribution System Lot Fee: 1 Lot x (\$182.00/Acre)= \$182.00	Ok			
9	Plat	Wastewater System Lot Fee: 1 Lot x (\$393.00/Acre)=\$393.00	Ok			
10	Plat	Water Pro-Rata Fee: 100 LF x (\$10.53/LF) = \$1,053.00	Ok			
11	Plat	Wastewater Pro-Rata Fee: 100 LF x (\$12.18/LF) = \$1,218.00	Ok			

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

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 for Clearview Dr.) Laguna Shores Blvd is built.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		No
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a 10' UE along Laguna Shores Road.	Added 10' U.E.	Addressed.		
2	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	Ok			

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

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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)	Ok			

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This plat should reflect both the Effective and Prelim information- Effective FIRM 4854640356C Dated 7/17/1985 V22 Zone BFE 12 Preliminary FIRM 48355C0735G Dated 10/23/2015 AE Zone BFE 9	This comment was on Sunrise Terrace Lot 1AR comments. I have made change on this plat	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final 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.	Ok			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located on the edge of APZ-1/APZ-2 for NOLF Waldron. Will be subjected to aircraft noise and overflight. RS-6 not recommended in this area.	Ok			

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

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

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

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

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

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

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

- Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.