

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: 2-05-21

TRC Meeting Date: ~~2-18-21~~ Cancel: Due to inclement weather

TRC Comments Sent Date: 2-25-21

Revisions Received Date (R1): 3-10-21

Staff Response Date (R1): 3-11-21

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 4-14-21 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: 21PL1014

PORT ARANSAS CLIFFS, BLOCK 413, LOT 3A AND LOT 3B (FINAL- 0.321 ACRES)

Located north of Rossiter Street and west of Santa Fe Street.

Zoned: RS-6

Owner: Neiland D Sammons, II and Ronald H Hartsough

Surveyor/Engineer: Medina Consultants Engineering & Land Surveying

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Noted			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			
2	Plat	Per Engineering, Exempt-Fees paid on previous plat	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, Sidewalk exists
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	Utility Plan	Show existing Gas line on Santa Fe	2" WS Gas Line was already on Utility Drawing Crossing Santa Fe Drawing Date Updated	Addressed		

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			

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	Noted			

FLOODPLAIN

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is located along but not immediately adjacent to any bus stop served by Route 6 Santa Fe 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.	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.