

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: 3-23-21 Process 4-21-21 Deadline																
TRC Meeting Date: 4-29-21																
TRC Comments Sent Date: 5-03-21																
Revisions Received Date (R1): 7-28-21/Revised plat resubmitted 8-17-21																
Staff Response Date (R1): 8-17-21																
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: <u>21PL1046</u>																
PORT ARANSAS CLIFFS, BLOCK 808, LOTS 41R, 42R AND 43R (FINAL REPLAT – 0.286 ACRES)																
Located north of S. Alameda Street between Texas Avenue and Angel Avenue.																
Zoned: RS-TF																
Owner: David Clay, Inc.																
Surveyor/Engineer: Hayden Surveying, Inc./J. Perales Civil Engineering & Planning Services																
The applicant proposes to replat the property in order to construction 3 lots for future townhouse use.																
GIS																
No.	Sheet	Comment	Applicant Response			Staff Resolution			Applicant Response			Staff Resolution				
1	Plat	Plat closes acceptably. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Informational comment.													
2	Plat	Correct the Plat Title to reflect what the lots will become.	Plat title corrected.			Resolved.										
LAND DEVELOPMENT																
No.	Sheet	Comment	Applicant Response			Staff Resolution			Applicant Response			Staff Resolution				
1	Plat	The plat title does not match the platted lots. Correct and revise.	Plat title corrected.			Addressed										

2	Plat	Revise Note 9 to read: " The record plat and permit application will be in compliance with The Unified Development Code Section (UDC) 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013. "	Note 9 has been revised.	Addressed															
3	Plat	Add a note to plat in accordance with the standards for townhouses: Residential Development Standards for a townhouse district requires Shared Parking (see UDC 4.4.3.) Townhouse District).	Added as note 10 on plat notes.	Addressed															
4	Plat	If applicable show and label lien holder certificate block.	Lien holder certificate added.	Addressed															
5	Plat	On the Engineering certificate block change "Jalal Saleh, P.E" to "Brett Flint, P.E."	Engineering certificate corrected.	Addressed															
6	Plat	Along S. Alameda Street you may reduce the "20'BL" to 10'Y.R" (Townhouse District UDC 4.4.3.A)	20' B.L. changed to 10' Y.R.	Addressed															
7	Plat	Water Distribution System lot fee – 3 lots x \$182.00/lot = \$546.00	Informational comment	Prior to plat recordation															
8	Plat	Wastewater System lot fee – 3 lots x \$393.00/lot = \$1,179.00	Informational comment	Prior to plat recordation															
ZONING																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Plat	Identify if this is a front access or shared parking type of townhouse development. If shared parking, identify the off-street parking space.	Note 11 has been added to the Plat Notes identifying the townhomes as rear access. Townhome lot dimensions have been adjusted to provide minimum lot area required for rear access lots.	Addressed															
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 Fire Hydrant Requirement Waived after consultation with Fire Department	No															
Water			Yes	No															

Fire Hydrants			Per Fire Code (Fire Hydrant Requirement Waived after consultation with Fire Department)																
Wastewater				No															
Manhole				No															
Stormwater				No															
Sidewalks				No, Existing Sidewalk															
Streets				No															
Refer to UDC Section 3.8.3.D Waivers if applicable.																			
Applicant Response on Waiver:																			
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.	Addressed															
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Public Improvement requirement for fire hydrant construction withdrawn. See attached email.	Addressed															
UTILITIES ENGINEERING																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water Distribution Standards, Section IV C).	Public Improvement requirement for fire hydrant construction withdrawn. See attached email.	Addressed															
2	Plat	No wastewater construction is required for platting.	Informational comment.	Addressed															
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)	To be addressed during building permitting.																

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	Infor:	This final plat is located along but not immediately adjacent to any bus stop served by Route 5 Alameda and Route 17 Carroll/Southside and should not adversely impact any CCRTA Services.	Informational comment.																
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.																	