

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4/11/2019

TRC Comments Sent Date: 4/15/2019; re-sent 6/19/2019

Revisions Received Date (R1): 6/21/19

Staff Response Date (R1): 6/28/19 Approved

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 7/10/19

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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: 19PL1044

PORTAIRS ADDITION, BLOCK 8, LOT 3R (REPLAT – 0.62 ACRES)

Located north of Gollihar Road and east of Ayers Street.

Zoned: CG-2

Owner: MUY Properties-MN, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property to combine platted lots to redevelop a commercial project.

| GIS | | | | | | |
|------------|--------------|--|---------------------------|-------------------------|---------------------------|-------------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | The plat closes within acceptable engineering standards. | Understood | Correct. | | |

| LAND DEVELOPMENT | | | | | | |
|-------------------------|--------------|--|---------------------------|-------------------------|---------------------------|-------------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat 1 | Remove plat note 6 as contours are not warranted in Flood Zone "C". | Note has been removed | Addressed. | | |
| 2 | Plat 2 | Correct the adjacent Legal description to the north as the plat has been recorded. | Correction has been made | Addressed. | | |
| 3 | Plat 2 | Provide a 15' UE along Ayers Street. | Easement has been added | Addressed. | | |

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|---|--|---|------------|-----------------------|--|--|
| 4 | | Water Pro-Rata - 100 LF x \$10.53/LF = \$1,053.00 | Understood | Prior to recordation. | | |
|---|--|---|------------|-----------------------|--|--|

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

| DEVELOPMENT SERVICES ENGINEERING | | |
|----------------------------------|------|----|
| Action | Yes | No |
| Public Improvements Required? | Yes* | |
| Water | | No |
| Wastewater | | No |
| Stormwater | | No |
| Fire Hydrants | | No |
| Manhole | | No |
| Sidewalks | Yes* | |
| Streets | | No |

Understood

* Addressed. See DS Engineering comment #4.

Refer to UDC Section 3.8.3.D Waivers if applicable.

| | | |
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| Applicant Response on Waiver: | | |
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| DEVELOPMENT SERVICES ENGINEERING | | | | | | |
|----------------------------------|--------------|---|---|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat 1 | Add the following restriction note to the Plat: Driveway is prohibited along Kilgore St. | After meeting with City staff, it was determined that this is not a platting requirement. We will be submitting a letter to the Transportation Advisory Commission asking for a variance to this requirement for development purposes | Addressed. Per applicant's appeal to Assistant City Manager of Development Services delegate under UDC 7.1.12, the conditions for allowing commercial driveway on residential street listed in 7.1.7.A Note 5 a. ii are met. | | |
| 2 | Utility Plan | Provide size of the existing wastewater. | Size has been added | Addressed. | | |
| 3 | Utility Plan | Provide existing utilities and structure within the proposed plat boundaries. | information has been added | Addressed. | | |

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|---|---------------|---|---|--|--|--|
| 4 | | Public Improvements are required for sidewalks along Ayers St. Public Improvements shall be completed and accepted prior to plat recordation. | Understood. A deferment agreement will be submitted to defer construction | Addressed. Sidewalk construction along Ayers Street is part of a future planned City capital improvements project. Copy of plan sheet placed in plat application / plat comments file. | | |
| 5 | Informational | Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. | Understood | To be satisfied at the building permit / site development stage. | | |

UTILITIES ENGINEERING (WATER AND WASTEWATER)

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No Water construction required for platting. | Understood | Addressed. | | |
| 2 | Plat | No wastewater construction is required for platting. | | Addressed. | | |

TRAFFIC ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

FLOODPLAIN

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---|--------------------|--|--------------------|------------------|
| 1 | | <p>WATER DISTRIBUTION SYSTEM STANDARDS</p> <p>Fire Hydrant flow</p> <p>Mercantile/Commercial Areas:</p> <p>Light Mercantile areas shall 1,500 GPM with 20 psi residual</p> <p>Fire hydrant every 300 feet and operational.</p> <p>Note: Hose lay from hydrant will not cross major street artery (Port-Ayers)</p> | Understood | To be addressed at the Building Permit/Site Development stage. | | |

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|--|--|---|------------|--|--|--|
| | | IFC 2015 APPENDIX D IFC 2015 Sec. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. | Understood | To be addressed at the Building Permit/Site Development stage. | | |
| | | D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). | Understood | To be addressed at the Building Permit/Site Development stage. | | |
| | | 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities | Understood | To be addressed at the Building Permit/Site Development stage. | | |
| | | Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. | Understood | To be addressed at the Building Permit/Site Development stage. | | |
| | | D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide. | Understood | To be addressed at the Building Permit/Site Development stage. | | |
| | | D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. | Understood | To be addressed at the Building Permit/Site Development stage. | | |

| GAS | | | | | | |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | Understood | Addressed. | | |

| PARKS | | | | | | |
|-------|-------|---------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |

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|---|------|---|---------------------|------------|--|--|
| 1 | Plat | Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." | note has been added | Addressed. | | |
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REGIONAL TRANSPORTATION AUTHORITY

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| 1 | Plat | This replat is located along but not immediately adjacent to any bus stops served by CCRTA bus routes and should not adversely impact any transportation services. | Understood | Addressed. | | |

NAS-CORPUS CHRISTI

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

CORPUS CHRISTI INTERNATIONAL AIRPORT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

AEP-TRANSMISSION

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

AEP-DISTRIBUTION

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

TXDOT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

NUECES ELECTRIC

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Understood | Addressed. | | |

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. Understood