

# 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/District No.2  
 App Received: 07-13-2021  
 TRC Meeting Date: 07-22-2021  
 TRC Comments Sent Date: 07-23-2021  
 Revisions Received Date (R1): 08/02/2021  
 Staff Response Date (R1):08/04/2021  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date:

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: 21PL1100

Ocean View Addition, Park Block, Lot 5R  
 Located North of Elizabeth Street, between 5th and Santa Fe St.

Zoned: ON

Owner: Parlapalli Family Partnership LTD.  
 Surveyor: Native Survey Co  
 Engineer: Hanson Professional Services, Inc

The applicant proposes to plat the property to combine all lots for unified development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood		
2	Plat	Pls include tracts 2 and 3 in general description of lots being platted. Refer to doc #2017055057 DRNCT. (tax id #'s 598300130075 and 598300130070)	Understood	Resolved.	
3	Plat	Elizabeth Street suffix is "Street" and not Avenue. Pls revise.	Revised	Resolved.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Update the owner's signature certificate/block with the owner as named/listed in the application and support documents.	Revised	Revise to say: Parlapalli Family Partnership, LTD certifies that it is the owner of the foregoing plat, that it has had said land surveyed as shown, and that this map was made for the purpose of description and dedication. This ____ day of ____, 20__.  Sunil P. Reddy, Managing Member of SPRG Property management, as General Partner of Parlapalli Family Partnership, LTD.	Revised per request
2	Plat	Include the subdivision's name, block and lot numbers in the owner's signature certificate/block.	Revised	Resolved.	
3	Plat	Update the city engineer's signature certificate/block to read Development Services Engineer.	Revised	Resolved.	
4	Plat	Update the Development Services Department's signature certificate/block to "... approved by the Planning Commission"	Revised	Resolved.	
5	Plat	Update line type delineating properties east of Santa Fe	Revised	Resolved.	
6	Plat	Show easements and dimensions of surrounding lots shown on drawings.	Revised	Resolved.	
7	Plat	Update your sheet title to read " Being a replat..."	Revised	Resolved.	
8	Plat	See GIS comment No.2	Revised	Resolved.	

9	Plat	Water Distribution System Lot Fee: <b>1 Lot x (\$1,439.00/Lot)= \$2,000.21</b>	<b>Understood</b>	<b>Correction:</b> Water Distribution System Lot Fee: <b>1.39 Acre x (\$1,439.00/Acre)= \$2,000.21</b>	<b>Understood</b>	
10	Plat	Wastewater System Lot Fee: <b>1 Lot x (\$1,571.00/Lot)=\$2,183.69.00</b>	<b>Understood</b>	<b>Correction:</b> Wastewater System Lot Fee: <b>1.39 Acre x (\$1,571.00/Acre)=\$2,183.69.00</b>	<b>Understood</b>	

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

**DEVELOPMENT SERVICES ENGINEERING**

<b>Action</b>	Yes					
Public Improvements Required?		No				
Water		No				
Fire Hydrants		No				
Wastewater		No				
Manhole		No				
Stormwater		No				
Sidewalks		No		Improvements to existing sidewalk will occur at site development phase.		Resolved.
Streets		No				

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver is 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	<b>Understood</b>			
		Public Improvements Plans or a sidewalk waiver 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	<b>Understood</b>			
2	Plat	Add 10-foot Utility Easement on Sanat Fe - Collector Street	<b>Revised</b>	Addressed		
3	SWQMP	Add the size and capacity of existing inlets.	<b>Revised</b>	Addressed		
4	SWQMP	Address any offsite storm water flow	<b>Understood</b>	Design Development Phase		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	<b>Understood</b>			
2	Plat	No wastewater construction is required for platting.	<b>Understood</b>			

**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)	<b>Understood</b>			

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	<b>Understood</b>			
2	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual fire hydrant every 300 feet and operational.	<b>Understood</b>			

3	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
4	Plat	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	Understood			
5	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood			
6	Plat	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
7	Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood			
8	Plat	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.	Understood			
9	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
10	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
11	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
12	Plat	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood			
13	Plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
14	Plat	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Understood			

15	Plat	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Understood			
16	Plat	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Understood			
17	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood			
19	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Understood			
20	Plat	Note: The addition of a power generator will require separate permitting with Zoning and Fire Department approval.	Understood			
21	Plat	Note: The use of the lot for parking of food vendor trailers shall meet the standards of the Fire Department "Mobile Vendor Trailer Requirements"	Understood			
22	Plat	Commercial development of the property will require further Development Services review.	Understood			

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.	N/A			

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 6 Santa Fe, Route 19 Ayers/Greenwood or Route 19 Ayers/McArdle and should not adversely impact any CCRTA Services.	Understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response.	N/A			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

*Draft Copy*

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.