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

""The application will be considered viola date 128 days in comments are submitted responsing to delinheder TRC comments."

"International comments.""

Staff Only/District#: MZ / 3
App Received: 4/26/23
TRC Meeting Date: 5/4/23
TRC Comments Sem Date: 5/8/23
Revisions Received Date (RI): 5/10/23
Staff Response Date (RI): 5/11/23
Revisions Received Date (RI): 5/12/23
Staff Response Date (RI): 5/12/23
Staff Response Date (RI): 5/12/23

PC date set 5/31/23

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 plast, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 23PL1047

Vista Hermosa Phase IV, Block 12, Lot 4C & 4D (Replat – 2.61 ACRES) Located north of Holly Rd. and west of Kostohryz Rd.

Zoned: CN-1

Owner: Sandra M. Morales, Diamond Events, LLC Surveyor: Bass & Welsh

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)	NOTED	Addressed		
LAND DEVELOPN	MENY					
	Sheet	Comment	A P A D	Staff Resolution		en ett manufacture
NO. 1	Plat	No access to San Vicente street is	Applicant Response COMPLIED	Addressed	Applicant Response	Staff Resolution
2	Plat	allowed. Sidewalk will required along Holly Rd.	THERE IS EXISTING SIDEWALK IN THAT	Sidewalk is existing		
3	Plat	Per UTP, Holly Rd. is a A-1 roadway, a	LOCATION NOTED	Addressed		
		95' ROW is required. Current ROW width is 100' so no additional ROW is needed				
4	Fees		NOTED	Addressed		
	ronment & Strategic Initiative					
	Sheet	Comment No comment	Applicant Response NOTED	Staff Resolution	Applicant Response	Staff Resolution
1	riat	No comment	NOTED			
DEVELOPMENT S	SERVICES ENGINEERING				1	
Action			Yes	No	1	
Public Improvem	nents Required?				NOTED	1
Water				No. existing		ACCEPTED
Fire Hydrants				No, existing	1	ACCEPTED
Wastewater				No. existing	1	ACCEPTED
Manhole				No, existing	1	ACCEPTED
					1	ACCEPTED
Stormwater Sidewalks				No, existing	•	ACCEPTED
Streets				No, existing No. existing	•	ACCEPTED
streets				No, existing	ı	ACCEPTED
Refer to UDC Sec	ction 3.8.3.D Waivers if applica	able.			NOTED]
	SERVICES ENGINEERING	T-	noted	Staff Resolution	J	No wavier
No.	Sheet Plat	Comment	Applicant Response		Applicant Response	Staff Resolution
-			THE EASEMENT WAS DEDICATED WHEN		LHAD THE FASEMENT SEE THE	
		City Gis Alos showing a 20' warranty deed storm water essement along Holly Rd with DOC.1996002227	THE EASEMENT WAS DEDICATED WHEN THE ROW OF HOLLY WAS ONLY 90', HOLLY IS NOW HAS A 100' ROW. THAT EASEMENT WOULD BE JUST SOUTH OF THE SOUTH BOUNDARY OF THIS PLAT. SET THE PLAT OF YOU'STA HERMOSA PHASE II, VOL 67, PG 330	The subject warranty deed shows by description to be moderated to the order of looky RR ROW. See attached recorded instrument.	I HAD THE RASEMENT. SEE THE ATTACHED COP OF THE PLAT REFERENCED IN OUR FIRST RESPONSE THAT OD NOT SHOW FOR SOME REASON. NOTE ON THE UTILITY SECTENTIAL THE STORM SEWER IS IN THE ROW BETWEEN THE CUIBS AND THE ROW BETWEEN THE CUIBS AND THE PROPERTY LINE. YES, WHEN THE ASSEMENT WAS DEDICATED IT WAS NORTH OF HOULT ROAD BUT NOT ANY MORE SINCE ROW WAS ACQUIRED.	Acknowledged. Matter resolved and COCC GIS
2	Plat	deed storm water easement along Holly Rd with DOC.1996002227 Water and wastewater use and demand data required to verify city	THE ROW OF HOLLY WAS ONLY 80°. HOLLY IS NOW HAS A 100° ROW. THAT EASEMENT WOULD BE JUST SOUTH OF THE SOUTH BOUNDARY OF THIS PLAT. SEE THE PLAT OF VISTA HERMOSA PHASE	The subject warranty deed shows by description to be north of Holly Rd ROW. See	ATTACHED COPY OF THE PLAT REFERENCED IN OUR FIRST RESPONSE THAT DID NOT SHOW FOR SOME REASON. NOTE ON THE FOR SOME REASON. NOTE ON THE FULLITY SECTED HAT THE STORM SEWER IS IN THE ROW BETWEEN THE CURB AND THE PROPERTY LINE. YES, WHEN THE EASEMENT WAS DEDICATED IT WAS NORTH OF HOLLY ROAD BUT NOT ANY MORE	
2	Plat	deed storm water easement along Holly Rd with DOC.1996002227 Water and wastewater use and	THE ROW OF HOLLY WAS ONLY BY. HOLLY IS NOW HAS A 100° ROW. THAT EASEMENT WOULD BE JUST SOUTH OF THE SOUTH BOUNDARY OF THIS PLAT. SEE THE PLAT OF VISTA HERMOSA PHASE II, VOL 67, PG 130	The subject warranty deed shows by description to be mother bright RR ROW. See attached recorded instrument.	ATTACHED COPY OF THE PLAT REFERENCED IN OUR FIRST RESPONSE THAT DID NOT SHOW FOR SOME REASON. NOTE ON THE UTILITY SERCH THAT THE STORM SEWER IS IN THE ROW BETWEEN THE CUBBA NOT THE PROPERTY LIME YES, WHEN THE CASEMENT WAS DEDICATED IT WAS NORTH OF HOLLY ROAD BUT NOT ANY MORE SINCE ROW WAS ACQUIRED.	Acknowledged, Matter resolved and CoCC GIS corrected. ACCEPTIO
2	Plat	deed storm water easement along Holly Rd with DOC.1996002227 Water and wastewater use and demand data required to verify city infrastructure againsty (DOC.3.8.5.) Results shown. Calculations required with verification on pre development land slopes, verification of co-efficient of run-off and per and post. The concentration if post development flows exceed pre development flows, attenuation of post development flows exceed pre development flows exceed pre development flows attenuation of post development flows exceed pre flows at several post of the development flows attenuation of post development flows.	THE ROW OF HOLLY WAS DIVEY 89. HOLLY IS NOW HAS A DOF DOW. THAT REASHMENT WOULD BE JUST SOUTH OF THE SOUTH BOUNDARY OF THIS PLAT. SET THE RAT OF VISTA HERMOSA PHASE IN VOL. 67, PG 139 COMPLIED, SHOWN ON SWIGMP CALCULATIONS FOR THAE OF CONCENTRATIONS ARE ATTACHED. ATTENUATION COMMENT HOTELE	The subject warranty deed shows by description to be morth of holy RR ROW. See attached recorded instrument. Acknowledged Acknowledged Detersion requirements surrespland. As per applicant requirement of the control of the property of the control of the contr	ATTACHED COPY OF THE PLAT REFERENCE IN DURS FIRST RESPONSE THAT DID NOT SHOW FOR SOME REASON. NOTE ON THE UTILITY SETCH THAT THE STORM SEWER IS IN THE KOW BETWEEN THE CURB AND THE PROPERTY LINE. DEDICATED IT WAS NORTH OF HOULE YROAD BUT NOT ANY MORE SINCE ROW WAS ACQUIRED. NOTED THANK YOU	Acknowledged, Matter resolved and CoCC GS corrected. ACCEPTED ACCEPTED ACCEPTED to be resolved at building permit
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1	Plat	No comment		Addressed		
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
-	T MAX	NO COMMENT		Production		
	NT - INFORMATIONAL, REQU	IRED PRIOR TO BUILDING PERMIT				
No.	Sheet Infor	Note: All code reference is based on	Applicant Response NOTED	Staff Resolution	Applicant Response	Staff Resolution
1	Intor	Note: All code reference is based on currently adopted International Fire	NOTED	Addressed		
		Code (IFC) 2015 and Corpus Christi				
		Water Distribution Standards.				
2	Infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi	NOTED	Addressed		
		residual				
		Fire hydrant every 300 feet and				
	Infor	operational. 507.5.1 (amendment) Where	NOTED	Addressed		
3	intor	Required: All premises, other than one-	NOTED	Addressed		
		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.				
4	Infor	507.5.4 Obstruction. Unobstructed	NOTED	Addressed		1
		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.				
5	Infor	912.2.3 (amendment) Proximity to Hydrant: Fire department connections	NOTED	Addressed		
		(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				
6	Infor	503.1.1 (amendment) Buildings and	NOTED	Addressed		
		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.				
7	Infor	3310.1 Required access. Approved	NOTED	Addressed		
		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.				
8	Infor	D102.1 Access and loading. Facilities,	NOTED	Addressed		1
		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.				4
9	Infor	503.1.1 (amendment) Buildings and facilities: During construction, when	NOTED	Addressed		
		combustibles are brought on to the				
		site in such quantities as deemed hazardous by the fire official, access				
		hazardous by the fire official, access roads and a suitable temporary supply				
		of water acceptable the fire				
		department shall be provided and				
10	Infor	maintained. 503.2.1 Dimensions. Fire apparatus	NOTED	Addressed		1
1		access roads shall have an				
		unobstructed width of not less than 20				
		feet, exclusive of shoulders and an unobstructed vertical clearance of not				
	<u> </u>	less than 13 feet 6 inches.			<u> </u>]
11	Infor	D103.1 Access road width with a	NOTED	Addressed		
		hydrant. Where a fire hydrant is located on a fire apparatus access				
		road, the minimum road width shall be				
		26 feet, exclusive of shoulders.				1

12	Infor	Note: The expression: "unobstructed"	NOTED	Addressed		
		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.				
13	Infor	503.4 Obstruction of fire apparatus	NOTED	Addressed		
		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.				
14	Infor		NOTES	Addressed		
14	intor	503.3 Marking: Where required by the	NOTED	Addressed		
		fire code official, approved signs, or				
		other approved notices the include				
		the words NO PARKING-FIRE LANE				
		shall be provided for fire apparatus				
1		access roads to identify such roads to	[1	I	
1		prohibit the obstruction thereof. The		I	I .	
1		designation of a fire lane can be		I	I .	
1		marked with conspicuous signs which		I	I .	
1		have the words:" Fire Lane-No		I	I .	
l		Parking" at 50-foot intervals. In lieu of	[1	I	
1		signs, fire lanes may be marked along		I	I .	
1		curbing with the wording, "Fire Lane-		I	I .	
1		No Parking" at 15-foot intervals.		I	I .	
45	Dist.		NOTES	Address of	 	
15	Plat	Table D103.4 Requirements for Dead-	NOIED	Addressed	I .	
		end fire apparatus access roads.				
		Turnaround provisions shall be				
		provided with a 96-foot diameter cul-				
		de-sac.	<u> </u>	<u> </u>	1	
16	Plat	503.2.5 Dead ends. Dead-end fire	NOTED	Addressed		
		apparatus access roads more than 150				
		feet in length shall be provided with an				
		approved area for turning around fire				
		apparatus.				
17	Infor	Commercial development of the	NOTED	Addressed		
17	IIIIOI	property will require further	MOIED	Audressed	I .	
		Development Services review.				
GAS		Development Services review.				
No.	Sheet	Development Services review. Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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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.

AND 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.