

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#: MZ / 3

App Received: 4/26/23

TRC Meeting Date: 5/4/23

TRC Comments Sent Date: 5/8/23

Revisions Received Date (R1): 5/10/23

Staff Response Date (R1): 5/11/23

Revisions Received Date (R2): 5/12/23

Staff Response Date (R2):

Planning Commission Date: 5/31/23

All comments addressed

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 plats, 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

The applicant proposes to plat the property to subdivide existing lot.

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 DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No access to San Vicente street is allowed.	COMPLIED	Addressed		
2	Plat	Sidewalk will required along Holly Rd.	THERE IS EXISTING SIDEWALK IN THAT LOCATION	Sidewalk is existing		
3	Plat	Per UTP, Holly Rd. is a A-1 roadway, a 95' ROW is required. Current ROW/width is 100' so no additional ROW is needed.	NOTED	Addressed		
4	Fees	Exempt from fees. Previously paid on previous plat review.	NOTED	Addressed		

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?				NOTED		
Water			No, existing			ACCEPTED
Fire Hydrants			No, existing			ACCEPTED
Wastewater			No, existing			ACCEPTED
Manhole			No, existing			ACCEPTED
Stormwater			No, existing			ACCEPTED
Sidewalks			No, existing			ACCEPTED
Streets			No, existing			ACCEPTED

Refer to UDC Section 3.8.3.0 Waivers if applicable.

NOTED

Applicant Response on Waiver: noted No waiver

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	City GIS also showing a 20' warranty deed storm water easement along Holly Rd with DOC.1996002227	THE EASEMENT WAS DEDICATED WHEN 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 II, VOL 67, PG 130	The subject warranty deed shows by description to be north of Holly Rd ROW. See attached recorded instrument.	I HAD THE EASEMENT. SEE THE ATTACHED COPY OF THE PLAT REFERENCED IN OUR FIRST RESPONSE THAT DID NOT SHOW FOR SOME REASON. NOTE ON THE UTILITY SKETCH THAT 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 SINCE ROW WAS ACQUIRED.	Acknowledged. Matter resolved and CoCC GIS corrected. ACCEPTED
2	Plat	Water and wastewater use and demand data required to verify city infrastructure capacity (UDC 3.8.3.0)	COMPLIED, SHOWN ON SWQMP	Acknowledged	NOTED THANK YOU	ACCEPTED
3	Plat	Results shown. Calculations required with verification on pre development land slopes, verification of co-efficient of run-off and pre and post construction calculation of time concentration. If post development flows exceed pre development flows, attenuation of post development flows is required. (UDC 3.8.5.D, IDIM 3.05)	CALCULATIONS FOR TIME OF CONCENTRATION ARE ATTACHED. ATTENUATION COMMENT NOTED EXISTING GROUND ELEV SHOWN	Detention requirements unresolved. As per applicant response and note on SWQMP number 8, the drainage calculations will be addressed when the building permit application is submitted.	NOTED THANK YOU	ACCEPTED to be resolved at building permit application time.

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	NOTED	Acknowledged. Matter resolved and CoCC GIS corrected.		
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	NOTED	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment		Addressed		
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	infor	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	NOTED	Addressed		
2	infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Addressed		
3	infor	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.	NOTED	Addressed		
4	infor	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.	NOTED	Addressed		
5	infor	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	NOTED	Addressed		
6	infor	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.	NOTED	Addressed		
7	infor	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.	NOTED	Addressed		
8	infor	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.	NOTED	Addressed		
9	infor	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.	NOTED	Addressed		
10	infor	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.	NOTED	Addressed		
11	infor	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.	NOTED	Addressed		

12	Infor	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.	NOTED	Addressed		
13	Infor	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.	NOTED	Addressed		
14	Infor	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.	NOTED	Addressed		
15	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.	NOTED	Addressed		
16	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.	NOTED	Addressed		
17	Infor	Commercial development of the property will require further Development Services review.	NOTED	Addressed		
GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		
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 the Route 15 Kostoryz/Carroll High School.	NOTED	Addressed		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located just outside APZ-1 at NOLF Cabanis. Subjected to possible overflight and aircraft noise	NOTED	Addressed		
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		
TNDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	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.