

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 8-08-19

TRC Comments Sent Date: 8-13-19

Revisions Received Date (R1): 9-06-19

Staff Response Date (R1): 9-11-19

Revisions Received Date (R2): 9-12-19

Staff Response Date (R2): 9-12-19

Planning Commission Date: 10-02-19

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: 19PL1087

PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 1, LOT 3R (REPLAT – 0.638 ACRE)

Located east of Aruba Drive and west of Leeward Drive.

Zoned: CR-1/IO

Owner: MMIP, LLC

Engineer/Surveyor: Mustang Engineering and Surveying

The applicant proposes to replat the property in order to combine 2 lots into 1 lot.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.		Correct	
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Added Dimensions to centerline extensions	Correct	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Show and label the square footage and acreage on the platted area.	Acreage & square footage added onto platted area.	Addressed	
2	Plat	On the plat reference "Lot 3A" to "Lot 3R"	Changed to Lot 3R	On the ownership certificate block change Lot 3A to Lot 3R	Changed Lot 3A to Lot 3R in the ownership certificate.
3	Plat	On the Development Services certificate block change "By the Development Services" to "By Planning Commission" change "Director of Development Services" to "Secretary" and add a signature line for "Carl Crull, Chairman"	Changed Certificate	Addressed	Addressed

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No

Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater	Yes	No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver under Section 3.8.3.D of the UDC

<b>Applicant Response on Waiver:</b>	Yes	
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Relocate the DE to the south or to the north based on the location of the low point, label the new DE, and dimension it (the new DE shall be at minimum 15' wide); submit the easement closure request to ContractsAndAgreements@cctexas.com for processing and recording at Nueces County, the easement will be closed by a separate instrument, indicate recording information on the plat.	Easement closure request in progress and a new DE as required by comment would not significantly alleviate any future drainage issues.	Addressed		
2		Public improvement plans and construction and acceptance are required for sidewalk and storm system. Submit public improvement plans to PublicImprovements@cctexas.com for review and approval. Public improvements must be approved; this item is required prior to Plat Recordation.	Request for Waiver of sidewalk construction under section 3.8.3.D of the UDC	Letter requesting plat waiver from sidewalk construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.		

UTILITIES ENGINEERING (WATER,WASTEWATER & STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.				
2	Plat	No wastewater construction is required for platting.				

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

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 Hydrant flow Commercial Areas: shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Fire hydrants are to be located 100 feet to FDC (if required) and hose lay 300 feet from furthest point of structure.				
2		REQUIRED ACCESS 503.1.1 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 comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.				

3		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).				
4		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 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.				
5		SECTION D103 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 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 (7925 mm), exclusive of shoulders Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. (If Installed) security gates to meet current IFC 2015 codes				

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	Informational	This plat is not located along an existing or foreseeably planned CCRTA service route.				

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.