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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 9-19-19****TRC Comments Sent Date: 9-23-19****Revisions Received Date (R1): 10-2-19****Staff Response Date (R1): 10-18-19****Revisions Received Date (R2): 10-23-19****Staff Response Date (R2): 10-23-19****Planning Commission Date: 10-30-19**

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: 19PL1102**FISHPOND AT BAY TERRACE, Block 5, Lot 23, PUD (FINAL – 1.48 ACRES)**

Located north of Morgan Avenue between Santa Fe Street and Staples Street.

Rezoning: RM-3/PUD**Owner: Fish Pond Development, LLC****Engineer: Hanson Professional Services, Inc.**

The applicant proposes to plat the property to develop a multifamily project.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The plat closes within acceptable engineering standards. (Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).)	Understood	Correct.		
2	Plat 2	Correct the spelling of Seventh St. on the plat. (Unified Development Code; Article 8.2.)	Revised per request	Correct.		
3	Plat 1	Revise the plat name to Fishpond at Bay Terrace, Block 5, Lot 23, PUD. This plat is not in Bay Terrace Block 12 and requires the incorporation of the PUD in the name. (Unified Development Code; Article 8.2.)	Revised per request	Correct and Block 1, Lot 1 of this new plat is acceptable.		
4	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. (Unified Development Code; Article 8.2. 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	No additional were added. If the request was for the intersection of Santa Fe and Hancock we can't find what it is "recorded" to be and it is not touching our platted property in any way.	Correct, acceptable.		

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5	Plat	Label the complete and correct legal description of the adjacent properties. See the incomplete adjacent lots. (Per Land Development Procedures. Unified Development Code; Article 8.2.)	Revised per request	Incorrect, label the western 1/3 of Block 5, Lot 12-14, Bay Terrace, they are currently blank. It is at the intersection of Hancock Ave. and Seventh St.	Correct.	
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Zoning						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat to be consistent with adopted PUD and associated Master Site Plan. Planning Commission approval of the plat will be Conditional based on the PUD approval.	Understood	Not addressed. Plat condition.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide acreage under square footage label.	Revised per request	Addressed.		
2	Plat	Provide YR and UE labels above the line at Hancock Avenue frontage.	Revised per request	Addressed.		
3	Plat	Provide document number for street closing prior to recordation on plat title and plat.	Understood	Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, including fire hydrants	
Fire Hydrants	Yes, including the structures to be abandoned or remove	
Wastewater	Yes, including the structures to be abandoned or remove	
Manhole	Yes	
Stormwater	Yes, including the structures to be abandoned or remove	
Sidewalks	Yes	
Streets	Yes, including the structures to be abandoned or remove	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Street Closure	Sixth Street must be vacated and all impacted utilities must be relocated; this item is required prior to Plat Recordation.	Already schedule to City Council in October	Will be addressed prior to recordation of the Plat.		

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2	Utility Relocation Plan	Add a note indicating if the existing water line / wastewater main / storm pipe which are located on 6th street to be abandoned in place or to be removed (indicate method of abandonments if you are planning to abandoned the structures).	Existing and proposed utility plan were submitted. Wastewater will be partially abandoned, storm water will be relocated. Structures some of them will be removed and some of them will stay. It will be provided when public improvements are submitted. Fire Hydrants are not required we will keep the two existing on each end of Sixth St.	Will be addressed prior to recordation of the Plat.		
3	Utility Relocation Plan	Provide the profile for the proposed storm pipe including the hydrology and hydraulic calculations necessary to show the proposed storm pipe has enough capacity due to the increase in length and flatter slope and it isn't going to cause any local flooding to any proposed field inlet or curb inlet; this item is required prior to Plat Recordation.	It will be provided when public improvements are submitted. They are not required for a plat. A storm water quality management plan was submitted with the plat.	Will be addressed prior to recordation of the Plat.		
4		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet for review and approval; this item is required at the Final Plat stage. UDC 8.1.3.A	Understood	Addressed		
5	Informational	See GAS Comments and coordinate with the GAS Department	See response under gas comment	Addressed		
6	Informational	See Utilities Department Comments hereafter	See response under utilities comment	Will be addressed Prior to recordation.		
7	Informational	All impacted utilities within 6th Street must be relocated at the Developer expense.	Understood	Addressed		

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (reflect all work on Utility Plan).	Understood, it will be part of the public improvements submittal at a later date.	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment. Further comments may be provided at the building permit review stage.	Understood	Addressed.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No response	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1		WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial Development shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		
2		Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.	Understood	To be required at Site Development / Building Permit stage		
3		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	Understood	To be required at Site Development / Building Permit stage		
4		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire dpt 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 required at Site Development / Building Permit stage		
5		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 required at Site Development / Building Permit stage		
6		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 required at Site Development / Building Permit stage		
7		D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Understood	To be required at Site Development / Building Permit stage		

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8		IFC 2015 503.1.1 (amendment): 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) sqft and all sides for buildings in excess of thirty thousands (30,000) sqft.	Understood	To be required at Site Development / Building Permit stage		
9		Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Understood	To be required at Site Development / Building Permit stage		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The gas relocation will be at owner's expense.	Per Conversation with Keith Rodriguez gas can be abandoned and not relocated. Understood	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	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."	Revised per request	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No Response	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No Response	Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No Response	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No Response	Addressed.		

TXDOT						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No Response	Addressed.		

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No Response	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.