

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 11-14-19

TRC Comments Sent Date: 11-20-19

Revisions Received Date (R1): 12-16-19

Staff Response Date (R1): 12-23-19

Revisions Received Date (R2): 1-07-20

Staff Response Date (R2): 1-10-20

Planning Commission Date: 1-22-20

Urban Engineering Responses 12/16/2019

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: 19PL1118

PADRE ISLAND CORPUS CHRISTI PORTS O' CALL, BLOCK 20, LOT 9A THROUGH 9H (REPLAT – 0.45 ACRES)
Located east of Spyglass Drive and south of Ports O' Call Drive.

Zoned: RM-3

Owner: KCR Development Partners, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property in order subdivide 2 lots into 8 lots for townhome development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Label the correct and complete legal description of the adjacent properties. See v64/p263.	Correction been made	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat title provide a space between "Plat of" and "Padre Island"	Correction been made	Addressed		
2	Plat	On the Engineering certificate block replace "Ratuna Pottumuthu, P.E." with Pablo Martinez, P.E."	Correction been made	Addressed		
3	Plat	On the Development Services certificate block replace "Development Services" with "Planning Commission" replace "Nina Nixon-Méndez, F.A.I.C.P. Director of Development Services" with "Al Raymond III AIA, Secretary" and add signature line for Carl Crull Chairman	Correction been made	Correction remove the "CBO" from Secretary signature line.	Correction Has Been Made	Addressed
4	Plat	On Block 20 reference the platted area as "Lot"	Correction been made	Addressed		
5	Plat	Prior to plat recordation remove the reference: "Preliminary, this document shall not be recorded for ..."	Understood	Addressed		
6	Plat	Water Lot fee – 8 Lots x \$359.00/Lot = \$2,872.00	Understood	Prior to plat recordation		
7	Plat	Wastewater Lot fee – 8 Lots x \$393.00/Lot = \$3,144.00	Understood	Prior to plat recordation		

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	

Water	Yes		No, see response to water under utilities.	Addressed
Wastewater	Yes		Added South of Right-of-Way.	Prior to plat recordation
Stormwater		No		
Fire Hydrants	Yes			
Manhole	Yes		36" mh added south of r-o-w.	Prior to plat recordation
			No Sidewalk exists in the area of the Plat.	
Sidewalks	Yes		Sidewalk will not improve pedestrian mobility.	Not Addressed; need to apply for a sidewalk waiver.
Streets		No		Waiver has been submitted

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Waiver has been submitted	Plat waiver to be scheduled on Planning Commission agenda.
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Utility Plan	Show and label what is proposed for wastewater.	this been added to utility	Addressed	
2	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	Addressed	
3		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Plat recordation. UDC 8.1.3.A	Will submitted before final recordation.	Prior to plat recordation	
4	Informational	See Utilities Department Comments hereafter.	Understood	Addressed	

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is required for platting.	water is accessible within the Right-of-Way for Spyglass St.	Addressed	
2	Plat	Wastewater construction is required for platting.	Understood and shown utility Plan	Prior to plat recordation	

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

FLOODPLAIN					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	Understood		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Multi-Family WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. 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. IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet	Fire Hydrant added midpoint of Spyglass Dr north of r-o-w.	Informational	
		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).	access will be provided by the existing public right of way & in construction plans as required.	Informational	

		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	Informational		
		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. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood	Informational		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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."	Note has been added	Addressed		

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

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

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

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Contact George L. Guerra, 361-826-6448 to discuss Electrical Easement placement for development of lots	Understood	Prior to recordation		

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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.