

## Draft Copy

### TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

#### Staff Only:

TRC Meeting Date: 2-6-20

TRC Comments Sent Date: 2-11-20

Revisions Received Date (R1): 3-11-20

Staff Response Date (R1): 3-13-20 Set plat on PC agenda.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: April 1, 2020

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: 20PL1015

#### LAKE PADRE SOUTH, BLOCK 3, LOTS 1BR, 1S, 1T (REPLAT – 7.2 ACRES)

Located west of Windward Drive and north of Whitecap Boulevard.

#### Zoned: CR-1 & CR-2

**Owner:** Gulfshores Joint Venture and The Pathway to the Sea Community Improvement Association and 2015 Beachwalk Place, Ltd.

**Engineer:** Urban Engineering

The applicant proposes to plat the property to adjust property lines between existing platted lots and to create a 3rd lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	3rd Managing Partner for Gulfshores Joint Venture not listed with Notary certificate.	3rd Party does not have signing rights	Acknowledged		
2	Plat	Peter Carlton notary certificate is presented on plat without an owner's certificate?	Peter Carlton is located in California. The State of California does not utilize notaries the included acknowledgement instead of	Acknowledged that 3rd Party does not have signing rights		

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3	Plat	The Pathway to the Sea Community Improvement Association, Inc. ownership not verified as filings were not with plat application.	Special Warranty Deed showing The Pathway to the Sea Community Improvement Association, Inc. was provided with application	Addressed.		
4	Plat	Adjust location or size of Townhouse footprint to not encroach the building setback (YR).	the 0.255 acres as shown, is based on the deed description of the 0.255 acres. It is based off of the building envelope and not the building footprint.	Addressed as per response.		
5	Plat	Update plat note #8 to reference the HOA Declaration recording number.	We have requested this from the client and will provide it on the plat prior to recordation.	To be addressed prior to recordation.		
6	Plat	Verify that the FEMA boundaries have not changed.	Flood Note has been revised and map updated to reflect new flood zones	Addressed.		

**PLANNING/Environment & Strategic Initiatives (ESI)**

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No	
Public Improvements Required?		No	Addressed
Water		No	Addressed
Wastewater according to Master Plan		No	Addressed
Stormwater according to Master Plan		No, private (label clearly)	Addressed
Fire Hydrants		No	Addressed
Manhole		No	Addressed
Sidewalks		No	Addressed
Streets		No	Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
2	Plat	Provide a cross access easement between all lots.	Note has been added to plat	Addressed.		
3	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added to plat	Addressed.		

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4	Plat and Utility Plan	Verify that all on site easements are shown and labeled correctly on the Plat and the Utility plat.	All existing easements are shown. AEP Easement has been added.	Addressed.		
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**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Utilities exist	Addressed.		
2	Plat	Wastewater construction is required for platting.	Utilities exist	Addressed.		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	Addressed.		

**FLOODPLAIN**

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

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Commercial use-resort WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for commercial areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	Addressed.		
2	Plat	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 addressed on Site development.		
3	Info:	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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	Understood	To be addressed on Site development.		
4	Info:	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood	To be addressed on Site development.		

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5	Info:	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 (7925 mm), exclusive of shoulders	Understood	To be addressed on Site development.		
6	Info:	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).	Understood	To be addressed on Site development.		
7	Info:	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 addressed on Site development.		
8	Info:	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 addressed on Site development.		
9	Info:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood	To be addressed on Site development.		
10	Info:	D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Understood	To be addressed on Site development.		

**GAS**

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

**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
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1	Plat	This replat is located along but not immediately adjacent to any Route 65 Padre Island Connection bus stops and should not adversely impact CCRTA Services.	Understood	Addressed.		
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NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed.		

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

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP is requesting AEP EE Doc #2017009476 to be labeled on the re-plat	Easement has been added and labeled	Addressed.		

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

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