

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 2-20-20

TRC Comments Sent Date: 2-24-20

Revisions Received Date (R1): 3-05-20

Staff Response Date (R1): 3-13-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 4-01-20

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: 20PL1013

MAHAN ACRES, BLOCK 1, LOT 19R (FINAL REPLAT – 0.731 ACRES)

Located east of Kostoryz Road and north of Foley Drive.

Zoned: CN-1

Owner: CA Davis 2019, LLC

Surveyor: Govind Development, LLC

The applicant proposes to replat Lot 19-B and half portion of a Lot 20 in order to obtain a building permit.

| GIS | | | | | |
|-----|-------|--|--------------------|------------------|--------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response |
| 1 | Plat | The plat closes within acceptable engineering standards. | Noted | | |
| 2 | Plat | Provide distances and directions for 0.1125 acre tract boundary. | Done | Resolved. | |
| 3 | Plat | Include owner information for 0.1125 acre tract. | Done | Resolved. | |
| 4 | Plat | Label the complete and correct legal description of the adjacent properties. (block 1 lots 21A-B, should be vol 42 page *55) | Done | Resolved. | |
| 5 | Plat | Show and label the adjacent utility easements. | Done | Resolved. | |
| 6 | Plat | Informational: UTP shows Kostoryz Rd. as A-1 (minimum 95' R.O.W.). | Noted | | |

| LAND DEVELOPMENT | | | | | |
|------------------|-------|--|----------------------|---|--------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response |
| 1 | Plat | On the owners certificate block show and label the title for Chad Davis | Done | Addressed | |
| 2 | Plat | On the Planning Commission certificate block change "Eric Villarreal, P.E." to "Carl Crull, P.E" and Nina Nixon-Mendez FAICP" to "Al Raymond III, AIA" | Done | Addressed | |
| 3 | Plat | On the Engineering certificate block change "William J. Green, P.E." to "Jalal Salah, P.E" | Done | Addressed | |
| 4 | Plat | The street name is incomplete for the firm Govind Development, LLC | Corrected | Addressed 3-13-20 | |
| 5 | Plat | Label and cross-hatch the additional Street ROW dedication along Kostoryz Drive. | No dedication needed | Addressed: Per our 2/27/20 meeting with staff and Surveyor. Development Services Engineer indicated additional Street ROW dedication is not required. | |
| 6 | Plat | Along Kostoryz Road change 25' BL to 25' Y.R | Done | Addressed | |
| 7 | Plat | Show and label 15' U.E along Kostoryz Road (UDC 8.2.3.A.2) | Done | 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? | Yes | |
| Water | Yes, for FH with looping | |
| Fire Hydrants | | No |
| Wastewater | | No |
| Manhole | Yes | |
| Stormwater | | No |
| Sidewalks | Yes, sidewalks are required along Kostoryz | No |
| Streets | | No |

Already existing sidewalks along both sides of Kostoryz

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|---|--|--------------------|------------------|
| 1 | Plat | Public Improvements Plans are required for the FH along Kostoryz and looping and sidewalks; 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 Final Plat Recordation. UDC 8.1.3.A | Noted, but existing sidewalks already exist on both sides of Kostoryz | Will be addressed Prior to Plat Recordation. | | |
| 2 | Plat | Kostoryz is classified as A1 per the UTP; the distance between the Property Line and the Center Line must be 47.5' | No additional road r.o.w. was deemed necessary. | Addressed | | |

UTILITIES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|--|--------------------|------------------|
| 1 | Plat | Water construction is required for fire protection. | Noted | Will be addressed Prior to Plat Recordation. | | |
| 2 | Plat | No Wastewater construction is required for platting. | Noted | 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 | Noted, informed client that use of existing driveways is acceptable | | | |

FLOODPLAIN

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | Noted | | | |

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---------|--------------------|------------------|--------------------|------------------|
|-----|-------|---------|--------------------|------------------|--------------------|------------------|

| | | | | | | |
|---|------|--|---|--|--|--|
| 1 | Plat | Application for Commercial use of property WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for Commercial use shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Note: Hose lay from hydrant will not cross major street artery. (Kostoryz) Note: The 6 inch city water line available may not be sufficient to supply the required GPM, however, with the Fire Marshal's approval Appendix B IFC 2015 Table B105.2 may be applied -if the building has a sprinkler system installed, the water supply is allowed to be reduced to 1,000 GPM | Noted, in conversations with Captain Lewis he indicated Fire Hydrant with looped line would be the minimum requirement. | | | |
| 2 | Plat | 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 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. | Noted | | | |
| 3 | Plat | 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 | Noted | | | |
| 4 | Plat | 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). | Noted | | | |
| 5 | Plat | 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 required to be in place prior to "going vertical" with the structure. | Noted | | | |
| 6 | Plat | Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. | Noted | | | |

| GAS | | | | | | |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | Noted | | | |

| PARKS | | | | | | |
|-------|-------|---------------------------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Open Space Regulation is noted. | Noted | | | |

| REGIONAL TRANSPORTATION AUTHORITY | | | | | | |
|-----------------------------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | Noted | | | |

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

| CORPUS CHRISTI INTERNATIONAL AIRPORT | | | | | | |
|--------------------------------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | Noted | | | |

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

| AEP-DISTRIBUTION | | | | | |
|------------------|-------|-------------|--------------------|------------------|--------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response |
| 1 | Plat | No comment. | Noted | | |

| TXDOT | | | | | |
|-------|-------|-------------|--------------------|------------------|--------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response |
| 1 | Plat | No comment. | Noted | | |

| NUECES ELECTRIC | | | | | |
|-----------------|-------|-------------|--------------------|------------------|--------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response |
| 1 | Plat | No comment. | Noted | | |

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.