

Draft Copy

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-03-19

TRC Comments Sent Date: 12-06-19

Revisions Received Date (R1): 3-31-20

Staff Response Date (R1): 4-21-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 4-29-20

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: 19PL1122

HERITAGE PARK BLOCK 1, LOTS 21R AND 22R (FINAL REPLAT – 0.781 ACRES)

Located north of South Padre Island Drive and west of Rodd Field Road.

Zoned: CG-2

Owner: Royston W and Margo L Moore

Surveyor: Brister Surveying

The applicant proposes to replat 2 platted lots and west portion of a lot for commercial use.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On both sheets of the plat remove "Amending" from the plat title and revise the legal description to read: "Being a Final Replat..."	Removed Amending and revised legal description	Addressed		
2	Plat	Show and label the street dedication on the plat as indicated in Note 4, if not remove "including street dedication" on both sheets of plats	Removed verbage from note 4	Addressed		
3	Plat	On the engineer certificate block change "William J. Green, P.E." to "Pablo Martinez, P.E"	Changed name	Prior to recordation revise the Engineering certificate name to "Jalal Saleh, P.E."		
4	Plat	On the Development Services certicate block, change: "approved by the Department of Development Services" to "approved by Planning Commission" change "Nina Nixon-Mendez, FACIP Director" to "Al Raymond, AIA Secretary and include signature line for "Carl Crull Chairman"	Changed verbage and added name	Addressed		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No

Draft Copy

Public Improvements Required?		No
Water per Master Plan		No
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks		No, sidewalk exists
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		No
--------------------------------------	--	----

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	Ok		

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No water construction is required for platting.	Ok		
2	Plat	No wastewater construction is required for platting.	Ok		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	General Commercial- WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for Mercantile/Commercial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. 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.	Ok		
2		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 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	Ok		
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).	Ok		
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. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Ok		

Draft Copy

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Both Sheets of the plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	Added note #9	Addressed		

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

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

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

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Shared Access Easement to be plotted and labeled on Plat.	Added 25' shared access easement	Addressed: Shared access is labeled.		
2	Plat	Provide drainage area map/storm water quality management plan for review and approval. Drainage to meet current TxDOT standards. Contact Clemente Mena, EIT Office: (361) 808-2379 Clemente.Mena@txdot.gov	Ok	Addressed: Per comments #3-6 below.		
3	Plat	Note Added to Plat: Access to State right-of-way shall be through a shared access easement as depicted on this plat. No Additional access shall be permitted. Access to meet current State guideline and requirements and shall require TxDOT review and approval.	Added note #10	Addressed		
4	Plat	Note Added to Plat: Drainage to meet the current TxDOT Corpus Christi District standards, State guidelines, and State requirements. Drainage review and approval by TxDOT is required.	Added note #11	Addressed		
5	Plat	Note Added to Plat: Subdivision shall provide regional detention during the public improvement stage	Added note #12	Addressed		
6	Plat	Note Added to Plat: Additional detention may be required, if site specific development on a lot exceeds its pro-rata share of storm water runoff detention. Drainage review and approval by TxDOT required, at building permit stage.	Added note #13	Addressed		

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

INFORMATIONAL

Draft Copy

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.