

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4

App Received: 11-04-20

TRC Meeting Date: 4-12-20

TRC Comments Sent Date: 11-16-20

Revisions Received Date (R1): 11-19-20

Staff Response Date (R1): 11-20-20

Revisions Received Date (R2): 11-30-20

Staff Response Date (R2): 12-11-20

Planning Commission Date: 1-06-21 Non Public Notice

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: 20PL1115

PADRE ISLAND-CORPUS CHRISTI SECTION E BLOCK 2, LOT 19R (FINAL – 0.79 ACRES)

Located west of Leeward Drive and north Aruba Drive.

Zoned: CR-2/IO

Owner: Mario A. Holdings, LLC

Surveyor/Engineer: Texas Geo Tech/York Engineering

The applicant propose to replat the property in order to combine 3 platted lots into 1 lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does not close within acceptable engineering standards.	Plat has been corrected	Not Resolved. The plat still does NOT close within acceptable engineering standards. At a minimum, the error of closure must not be greater than 1:15,000. Current error of closure is (1:652) 1.131' off.	Plat has been corrected to close within acceptable engineering standards	Resolved.
2	Plat	Revise Chord Bearing for SE corner of platted area.	Chord Bearing has been revised	Resolved.		
3	Plat	Provide Square Footage for platted area or take Acreage to 4 decimal places.	Square Footage has been provided	Resolved.		

4	Plat	All blocks are to be labeled on the plat area, preferably using a circled number.	Blocks have been labeled	Resolved.		
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LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the owners certificate block correct and label the person name and title along the signature line.	correction has been made	Addressed		
2	Plat	On General Note 5: the receiving wate is incorrect. Correct and revise.	note has been corrected	Addressed		
3	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		
4	Plat	On the platted lot you may reduce the 25'Y.R to 20'Y.R along Leeward Drive (UDC 4.5.3/4.5.4)	Y.R. has been reduced to 20'	Addressed		
5	Plat	On the platted lot also include the square footage (SQFT)	Square footage has been added	Addressed		
6	Plat	Show and label 10'U.E along Leeward Drive (UDC 8.2.3.A.2)	10' UE has been labeled	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Fire Hydrants	Yes, provide calculations to show that the fire hydrant on Leeward Drive will be able to provide the required 1500 gpm at 20 psi residual	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes	
Streets		No

Fire hydrants exist along Leeward & Aruba spaced at less than 300'. Flow rate and pressure for water system to be addressed as needed during design phase.

See Utilities Engineering #1 To be addressed on site development

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver is applicable; no sidewalks exists nearby.

Applicant Response on Waiver:	Yes; Waiver request submitted	Addressed: Letter requesting plat waiver from sidewalk construction requirement received. 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	Staff Resolution
1	All applicable sheets	The receiving water basin must be "Laguna Madre Basin".	Receiving water note on plat has been corrected.	Addressed		
2	Utility Plan	The Water main along Leeward Drive is 6" not 8".	Label has been corrected.	NOT addressed: The Water main is ACP not RCP.	Label has been corrected to read "ACP" for water line type	Addressed
3	Utility Plan	The Wastewater main along Leeward Drive is 15" not 8".	Label has been corrected.	Addressed		
4	Utility Plan	Show the 10" PVC FM along Leeward Drive and abutting to the site.	Force Main and label have been added	Addressed		
5	Utility Plan	Show and label the existing GAS lines.	Gas lines have been added and labeled.	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide calculations to show that the fire hydrant on Leeward Drive will be able to provide the required 1500 gpm at 20 psi residual.	Flow rate and pressure for water system to be addressed as needed during design phase.	To be addressed at the site plan stage: Provide the flow rate and residual pressure for the existing FH's.	noted	
2	Plat	No wastewater construction is required for platting.	Understood	N/A		

TRAFFIC ENGINEERING

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

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	Infor:	Purpose: Combine 3 platted lots into 1 lot. (mix use CR-2/IO) Residential use would require a fire flow of 750 GPM with 20 PSI residual. Hydrants located every 600 feet.	Noted			
2	Infor:	Commercial use (including Townhomes) would require a fire flow of 1,500 GPM with 20 PSI residual and hydrants located every 300 feet. Commercial development of the property will require further Development Services review.	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	No comment.	Noted			

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is located along but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.	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	Staff Resolution
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.

Understood