

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4

App Received: 7-31-19

TRC Meeting Date: 8-05-19

TRC Comments Sent Date: 8-13-19

Revisions Received Date (R1): 5-14-20

Staff Response Date (R1): 5-22-20

Revisions Received Date (R2): 12-30-20

Staff Response Date (R2): 1-05-21/Per Engineering Revised comments 1-12-21

Planning Commission Date: 1-20-21 NON-PUBLIC NOTICE PLAT

Urban Engineering Responses : 12-30-2020

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: 19PL1084

TURTLE COVE CENTER UNIT 2, BLOCK 1, LOT 7R1 (REPLAT – 5.22 ACRES)

Located north of Padre Island Drive (State Highway 358) between Flour Bluff Drive and Bullfinch Street

Zoned: CG-1

Owner: Forefront Hospitality, LP

Engineer: Urban Engineering

The applicant proposes to replat the property in order construct a future commercial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Resolved		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	additional information has been added based on available information. This was previously discussed with submittal and approval of previous approved/recorded plat in 2017. No additional information other than what we show is available.	Resolved		
3	Plat	All blank recordation data shall be executed and labeled prior to recordation.	The City advised us that we can close the easement by plat. There is no longer any blanks.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the reference "By Plat" along Lot 7R1	The City advised us that we can close the easement by plat. This label corresponds with the easement being closed by plat.	Addressed		
2	Plat	Prior to plat recordation show and label utility easement closed by ordinance No. for Lot 7R1. Contact ContractsAndAgreements@ccetexas.com	We are closing the easement with the recording of the plat at the City's suggestion.	Addressed		
3	Plat	On the Planning Commission certificate block change "Eric Villarreal, P.E" to "Carl Crull"	Correction has been made to all City signature blocks	Addressed		

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?		No, will be addressed at the site Development stage.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Water		No, will be addressed at the site Development stage.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Fire Hydrants		No, will be addressed at the site Development stage.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Wastewater		No, will be addressed at the site Development stage.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Manhole		No, will be addressed at the site Development stage.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Stormwater		No, will be addressed at the site Development stage.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Sidewalks		No, Sidewalk currently exists.	Public Improvements are not required for platting	Will be addressed at the site Development stage.
Streets		No		

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	SWQMP	Identify Area A and Area B and label their limits.	Areas A & B are identified and limits shown by dashed line	The revised sheet was not attached.	please see attached SWQMP	Addressed
2		Public Improvements Plans maybe required at the site Development stage; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@ccctexas.com for review and approval; this item is required prior to Plat Recordation.	Public improvement plans has been submitted and approved	Will be addressed at the site Development stage.		
3		Submit the easement closure request to ContractsAndAgreements@ccctexas.com for processing and recording at Nueces County, the easement will be closed by a separate instrument, indicate recording information on the plat; this item is required prior to Plat Recordation.	We are closing the easement with the recording of the plat at the City's suggestion.	Please submit application as directed; Vern will route this application to all Utilities to make sure there is no franchised utilities in the UE (I briefed Vern on this issue). and we have no objection to close this UE with the Plat.	We are no longer vacating the easement at this time. Plat has been revised to reflect the easement as remaining open.	Will be addressed at the site Development stage.
4		Relocate all utilities in the easement/s to be closed at the Developer expense.	Understood	Will be addressed prior to plat recordation (Gas and wastewater).		Will be addressed at the site Development stage.
5		Provide written confirmation from the owners of Lot 1 B and 1A and their agreement to kill the existing 8-inch wastewater line flowing east, or to convert it to private wastewater service line, and label this wastewater line on a revised Utility Plan as either killed or private. Also label the gas line to be relocated. Send easement closure request to ContractsandAgreements@ccctexas.com . Closure by Ordinance or separate instrument required prior to recordation. Ordinance number or separate instrument recordation information required to be inserted in the plat prior to recording the plat.	We have approved public improvement plans for relocation of the sanitary sewer line. We have a quote from the gas department to relocate the gas line. Nothing further is needed. The owner shall contract the public improvement and execute construction without disruption to existing sanitary sewer service and will coordinate relocation of gas line with the gas department.	Will be addressed at the site Development stage.		

6	Plat and Utility Plan	Add 5 feet of additional UE at the south lot line adjacent to Lots 1A and 1B, (to provide a total UE of 15 feet on both sides of the lot line), to provide for the proposed new wastewater line that will run west and then north along Bullfinch St.	additional easement width has been added	Addressed		
7	Informational	Interior Fire Protection including UE (Min. 15' wide) and looping will be addressed at the building stage.				
8	Informational	Providing two access points for the hotel will be addressed at the building stage.	Understood	Will be addressed at the site Development stage.		
9	Informational	See Utilities Department Comments hereafter	Understood	Will be addressed at the site Development stage.		
10	Informational	See Traffic Comments hereafter	Understood	Will be addressed at the site Development stage.		
11	Informational	See TX DOT Comments hereafter	Understood	Will be addressed at the site Development stage.		

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction required for platting (fire hydrant along Flour Bluff Dr).	The fire hydrant issue on Flour Bluff Drive was resolved in 2017, see attached record drawings.	Addressed		
2	Plat	Wastewater construction is required for platting.	Wastewater construction is not required for platting, but is proposed to facilitate development of a hotel on the site by rerouting wastewater along southwesterly boundary per approved plans.	Addressed		
3	Plat	Provide Utility Easement for existing Wastewater line (min 15').	Additional Easement has been added	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	"Informational: Peak Hour Traffic (PHT) form and possibly a Traffic Impact Analysis (TIA) required with Site Plan at the site development/building permit stage development."	Understood			

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire Hydrant flow Commercial Areas: 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Fire hydrants are to be located 100 feet to FDC (if required) and hose lay 300 feet from furthest point of structure.	Understood			
2		REQUIRED ACCESS 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.	Understood			

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).	Understood			
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.	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	To remove 2" W.S. Estimate cost \$7,500. Contact Gas Department Michael Delbosque MichaelD2@cctexas.com 361-855-6918	Understood			

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Open Space Regulation is noted on plat.	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This replat is located along but not immediately adjacent to any bus stops served by CCRTA bus Routes 3, 4, 29 and 65 and should not adversely impact any transportation services.	Understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Located approximately 0.4 miles S of Truax Field. Located under APZ 2 for form runways 13L-31R and 13R-31L. Land use and height restrictions apply.	Understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Located approximately 0.4 miles S of Truax Field. Located under APZ 2 for form runways 13L-31R and 13R-31L. Land use and height restrictions apply. Coordination with NAS-CC recommended.	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	No comment.	Understood			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Notes on Plat: 1-Access onto State Highway 358 shall require TxDOT review and approval, during the building permit stage. 2-Drainage review and approval required during the building permit stage.	Notes have been added	Addressed		

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. Understood