

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 11-12-20

TRC Comments Sent Date: 11-17-20

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

Staff Response Date (R1): 12-1-20

Revisions Received Date (R2): 1-6-21

Staff Response Date (R2): 1-22-21

Planning Commission Date:

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: 20PL1118

PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR(REPLAT – .34 ACRES)

Located south of Encantana Avenue and east of Palmira Avenue.

Zoned: CR-2

Owner: Padre Escapes, LLC

Surveyor: Brister Surveying

The applicant proposes to plat the property to combine two commercial lots into one.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok	Addressed.		
2	Plat	Revise legal description page reference. (remove 'AND 13')	Removed "AND 13"	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Replace the Development Services certificate with a Planning Commission certificate.	Replaced cert	Addressed.		

2	Plat	On plat note 4, remove "including street dedication."	Revised note	Addressed.		
3	Plat	CR-2 yard requirement minimum standard is 20-ft.	Changed 25' YR to 20'YR	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?		No		
Water		No		
Fire Hydrants	Yes, provide calculations to show that the fire hydrant on Almeria Ave will be able to provide the required 1500 gpm at 20 psi residual.		Study completed and reviewed by Munoz Eng.	Not addressed. Addressed on 1-6-21
Wastewater		No		
Manhole		No		
Stormwater		No		
Sidewalks	Yes (No sidewalk exists nearby)			
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Replat: Sidewalk waiver is applicable

Applicant Response on Waiver:	Yes for sidewalk	Provide Sidewalk waiver request
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Show and Label the existing 12" ACP Water main in front of the property.	Added water line	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Provide calculations to show that the fire hydrant on Almeria Ave will be able to provide the required 1500 gpm at 20 psi residual.	Ok	Not addressed.	Study completed and reviewed by Munoz Eng.	Addressed.
2	Plat	No wastewater construction is required for platting.	Ok	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	Ok	To be addressed on site development.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info	Commercial use: Fire flow would require 1,500 GPM with 2- PSI residual. Hydrants located every 300 feet.	Ok	Not addressed.	Study completed and reviewed by Munoz Eng.	Addressed.
2	Info	Note. The current vantage maps show a hydrant at Almeria Ave and exceeds the 300 feet requirement.	Ok	Addressed.		
3	Info	Accessibility: A fire apparatus access road shall extend to within 150 feet of all portions of the facility. Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities	Ok	To be addressed on site development.		

4	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	Ok	To be addressed on site development.		
5	Info	Note: once occupancy classification is determined, further plan review required.	Ok	To be addressed on site development.		

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

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

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

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

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

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

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

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

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