

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4
App Received: 11-17-20
TRC Meeting Date: 12-01-20
TRC Comments Sent Date: 12-03-20
Revisions Received Date (R1): 1-18-21
Staff Response Date (R1): 1-26-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 2-17-21

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: 20PL1124

PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4, BLOCK 191 LOT 7A, 7B & 7C (REPLAT – 0.2337 ACRES)
Located north of Whitecap Boulevard and east of Cruiser Street.

Zoned: RS-TF

Owner: Newcastle Construction, LLC
Surveyor/Engineer: Voss Engineering, Inc.

The applicant proposes to replat the property in order subdivide 1 lot into 3 lots.

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	Add a note to plat in accordance with the standards for townhouses: <i>Residential Development Standards for a townhouse district requires Shared Parking (see UDC 4.4.3.) Townhouse District</i> .	added	Addressed		
2	Plat	Add a note to the plat: "The record plat and permit application will be in compliance with The Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013."	added	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."	added	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
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No

Sidewalks	Yes, no sidewalks exists along Cruiser, they are subdividing into 3 lots; sidewalk exists along whitecap Blvd (not combining lots).	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Replat: Sidewalk waiver is applicable for sidewalks along cruiser.

Applicant Response on Waiver:	Yes; Waiver Requested submitted	Addressed
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Show the proposed Water Meters in the right of Way.	revised	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction required.	ok	Addressed		
2	Plat	No wastewater construction required.	ok	Addressed		

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	ok			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Note: Development Services will review Townhome construction as commercial property.	ok			
2	Infor:	Note memo from: BUILDING CODE DETERMINATION Mark Van Vleck, P.E. Executive Director Utility Dan Grimsbo, P.E. Director of Development Service Gene Delauro, Building Official July 23, 2015 Fire Sprinkler System Requirements for Townhouses: Residential attached townhouse buildings containing three or more dwelling unit shall continue to be constructed under the IRC. Where transient uses are allowed, the units shall be required to install an automatic residential fire sprinkler system conforming to NFPA13D	ok			
3	Infor:	Fire hydrant flow requirements for commercial areas require 1,500 GPM with @20 PSI residual.	ok			
4	Infor:	Fire hydrant located every 300 feet or 100 feet to an FDC if required.	ok			
5	Infor:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure	ok			
6	Infor:	Accessibility: 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			
7	Infor:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	ok			
8	Infor:	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	ok			
9	Infor:	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			

10	Infor:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	ok			
11	Infor:	(If Installed) security gates to meet current IFC 2015 codes.	ok			
12	Infor:	Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.)	ok			
13	Infor:	Development of property will require further Development Services review.				

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This 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.	na			

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

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

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

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

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

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.

