

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. ***The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.***

Staff Only/District#: GG/District #4
 App Received: 1-27-21
 TRC Meeting Date: ~~2-18-21~~ Cancel: Due to inclement weather
 TRC Comments Sent Date: 2-25-21
 Revisions Received Date (R1): 3-04-21
 Staff Response Date (R1): 3-10-21
 Revisions Received Date (R2): 3-12-21
 Staff Response Date (R2): 3-16-21
 Planning Commission Date: 3-31-21 NON PUBLIC NOTICE PLAT

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: 21PL1012

PADRE ISLAND NO. 1, BLOCK 29, LOT 5AR (FINAL REPLAT – 0.7 ACRES)
 Located south of Verdemar Drive and east of Padre Island Drive (Park Road 22).

Zoned: CR-2/IO

Owner: Isla De Mario, LLC & Cotidal, LLC
 Surveyor: Texas Geo Tech Land Surveying, Inc/York Engineering

The applicant proposes to replat the property in order to combine 2 platted lots into 1 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.	Noted			
2	Plat	Square footage labeling does not match plat note #1. Pls revise.	Plat note #1 has been corrected	Resolved		
3	Plat	Revise adjacent lot labels for platted area. Lot 7A label is missing and Lot 5B is incorrectly labeled.	Labels have been revised	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the owners certificate block revise the owners name (reference submitted warranty deed).	Owners certificate block has been revised	Addressed		
2	Plat	On the owners certificate block label the title for "Xiao Yan Liang"	Title for owner has been labeled	Addressed		
3	Plat	Revise General Notes 1 to include the acreage amount.	Note #1 has been revised	Addressed		
4	Plat	Add a note to the plat: "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		
5	Plat	On all certificate blocks show and label the current year.	year has been updated	Addressed		

		Replace the Director of the Development Services certify block with: The final plat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas. This the ____ day of _____, 20 ____.				
6	Plat	Brett Flint, P.E. Development Services Engineer	certificate block has been updated	Addressed		
7	Plat	Add a note to the plat: "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	Duplicate Note;Addressed		
8	Plat	Show and label 20'Y.R 25'Y.R along Park Road 22 (UDC 4.5.4)	25' YR has been added and labeled	Staff Error: Change 20'Y.R (UDC 4.5.4)	YR changed to 20'	3-12-21 Addressed
9	Plat	On the platted lot relocate "Block 29" to be centered with Lot 5AR.	block label has been relocated	Addressed		
10	Plat	Along the platted area enlarge and center the adjacent Lot 4A & Lot 7A.	adjacent lot labels have been moved and re-sized	Addressed		
11	Plat	Wastewater Distribution Acreage fee - 0.7 acre x \$1,571.00/acre = \$1,099.70	noted	Prior to plat recordation		
12	Plat	Water Distribution Acreage fee – 0.7 acres x \$1,439.00/acre = \$1,007.30	noted	Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater		No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

		Park Road 22 is a TxDOT roadway and currently does not have sidewalk. The adjacent properties are already developed. May formal waiver process be avoided since roadway is TxDOT controlled?	3-10-21 Not addressed. At present the City does not have a policy to allow Staff to rescind the waiver requirement. Send plat waiver letter request to: PlatApplications@CCTexas.com. (Send Check for \$160.00 Per MuniCode Section 14-1341 Variance Fee) Staff will review and make a report and recommendation. Planning Commission will make the final decision, and Commission may accept or Decline Staff's Recommendation, approve, approve with conditions, or deny the Waiver Request.	Developer to pursue waiver. Waiver Request Letter Submitted.	3-16-21 Wavier Request submitted, comment addressed.
Applicant Response on Waiver:					

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	Provide a 15 - Foot Utility Easement along the frontage	15' UE has been added	Addressed	

2	Plat	Make UE at the rear of the property 7.5 feet and label as per this plat	UE not revised. 5' UE is existing per original plat. We do not see benefit of providing additional easement here as adjacent lots have 5' UE and are already developed. Also, 15' UE is being provided in the front of the lot.	Acceptable, Addressed		
3	Plat	label existing easements on lots to the North (Lots 4A, and 4B)	adjacent easements have been labeled.	Addressed		
4	Plat	Verify and cite documentation for existing easements shown on lots to the east and south (Lots 5B, 6B, 7A, and 7B)	Original Plat for Padre Island No. 1. Vol 13, Pg 1	Addressed		
5	Plat	Show existing water, sanitary sewer, and storm water within 200 feet of the lot	Utilities have been added to the utility plan, but not the final plat. Typically, utilities are not shown on a plat document.	Addressed		
6	Plat	Designate Zone B and Zone C as Flood Zone B and Flood Zone C	Flood zone labels have been revised.	Addressed		
7	Utility Map	Show existing water, sanitary sewer, and storm water within 200 feet of the lot	Utilities have been added as requested	Duplicat Comment, Addressed		
8	Utility Map	Show existing buildings and services on plan	existing buildings and known services have been added.	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6).	Understood	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7)	Understood	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	Noted			
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. Applicant will need to coordinate with TxDOT for Driveway access on Park Road 22.	Noted			

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:	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements. Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual	Noted			

2	Infor:	Hydrant spacing for commercial areas: 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	Noted			
3	Infor:	Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. If an FDC is required section 912.2.3 shall apply:	Noted			
4	Infor:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.	Noted			
5	Infor:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Noted			
6	Infor:	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.	Noted			
7	Infor:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Noted			
8	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, exclusive of shoulders. D103.6.1 Roads 20 to 26 feet in width. Fire lane signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide	Noted			
9	Infor:	D103.6.2 Roads more than 26 feet in width. Fire lane signs shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. Note: Therefore, the minimum width of fire apparatus roads not requiring "No Parking" signs is 32 feet.	Noted			
10	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Noted			

11	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:“ Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Noted			
12	Infor:	Note: Occupancy classification will be determined by Development Services and further plan review will be required.	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 or Route 90 Flexi-B 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	Staff Resolution
1	Plat	Add these notes to the first page of Plat: A)Access onto Park Road 22 shall conform to TxDOT Access management guidelines and have TxDOT approval. B)Any drainage discharge to Park Road 22 shall have TxDOT approval.	Notes have been added	Addressed		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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.