

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 #3
App Received: 7-09-21 Process for 7-14-21 Deadline
TRC Meeting Date: 7-22-21
TRC Comments Sent Date: 7-26-21
Revisions Received Date (R1): 8-11-21
Staff Response Date (R1): 8-20-21
Revisions Received Date (R2): 8-30-21
Staff Response Date (R2): 9-03-21
Planning Commission Date: 9-29-21 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: 21PL1098

LEAR ADDITION BLOCK B, LOT 1 (FINAL – 3.947 ACRES)
Located west of Kostoryz Road between Crockett Street and Santa Ana Street.

Zoned: RS-6 & CG-2

Owner: Bomba Enterprises, LLC
Surveyor: Brister Surveying

The applicant proposes to plat an unplatted property into 1 platted lot in order to obtain a building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Ok			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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 note #7	Addressed		
2	Plat	Water Distribution Acreage fee – 1.29 acres x \$1,439.00/acre = \$1,856.32 (Commercial Lots)	Ok	Prior to plat recordation		
3	Plat	Wastewater Distribution Acreage fee - 1.29 acre x \$1,571.00/acre = \$2,026.59 (Commercial Lots)	Ok	Prior to plat recordation		
4	Plat	Water Distribution Acreage fee - 2.59 acre x \$719.00/acre = \$1,862.21 (Residential Lots)	Ok	Prior to plat recordation		
5	Plat	Wastewater Distribution Acreage fee - 2.59 acre x \$1,571.00/acre = \$4,068.89 (Residential Lots)	Ok	Prior to plat recordation		
6	Plat	Water Pro-Rata - 313.99 LF x \$10.53/LF = \$3,306.31	Ok	Prior to plat recordation		
7	Plat	Wastewater Pro-Rata - 313.99 LF x \$12.18/LF = \$3,824.40	Ok	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Lear Addition Final: Extend and connect Crockett and Santa Ana streets per: a) The Unified Development Code Section 8.2.1.E.: “...the arrangement of streets in a subdivision shall provide for the continuation of an appropriate projection of existing streets in surrounding areas.”; and per	The dead end streets are preexisting and there is no basis to extend streets. The client has no current plans to develop that portion.	8-16-21 Planning Dept.defers to the Fire and Traffic Engineering Departments response		

		b) The City’s Policies on Housing & Neighborhoods - Goal 9: The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complexes with a lack of interconnection; and Goal 9, Policy 1: Give consideration to projects that promote interconnected development, such as developments with well-connected street network or appropriate connections to neighboring subdivisions, destinations or bicycle/pedestrian facilities.	The dead end streets are preexisting and there is no basis to extend streets. The client has no current plans to develop that portion.	8-16-21 Planning Dept.defers to the Fire and Traffic Engineering Departments response		
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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, Existing Sidewalk
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		No
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Ok	8-20-21 Addressed		
2	Plat	Add 15 Foot Utility Easement along Kostoryz Road. (UDC 8.2.3.A)	Added UE	8-20-21 Addressed		
3	SWQMP	Add SWQMP to the sheet title	Title Adjusted - ME	8-20-21 Addressed		
4	SWQMP	Notes refer to SWMP change to SWQMP	Revised - ME	8-20-21 Addressed		
5	SWQMP	Cite the source for Manning's C values and Rainfall Intensity Values	Information added to notes - ME	8-20-21 Addressed		
6	SWQMP	Notes state that drainage is toward Kostoryz Road. Plan shows drainage toward properties to the west. How is this drainage managed?	Drainage flow path adjusted - ME	8-20-21 Not Addressed, Flow patters are the same as on the original submittal	Submitted updated SWMP	9-02-21 Addressed
7	SWQMP	Notes reference drainage swales, show existing and any proposed drainage swales on the site plan.	Notes revised - ME	8-20-21 Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Ok	8-20-21 Addressed		
2	Plat	No wastewater construction is required for platting.	Ok	8-20-21 Addressed		
3	Plat	All parts of the wastewater mains must be inside a minimum of a 15’ utility easement (Wastewater Collection System Standards, Section IV, Par 3).	Would like to vacate existing 10' U.E. and add a 15' U.E. which would put the wastewater line inside a U.E. (See utility plan)	8-20-21 Addressed		

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Dead ends adjacent to the plat are pre-existing, no comment	Ok			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Ok			
2	Plat	"Comment was deferred to Traffic Engineering, and Traffic Engineering responded: "The plat proposed a commercial development which will create a permanent dead end on Santa Ana St and Bowie Street. Traffic would like to recommend if there is any back access points needed for this development that the developer consider connecting these 2 streets with an alley which will improve access for emergency vehicles and solid waste to these streets and the commercial development.	Client's future plans do not include the roads for access	8-31-21 Response accepted. Please note that the developer will not be using Crockett and Santa Ana as access. If the developer uses Crockett or Santa Ana, the city will require a turnaround per current City codes/standards. The developer will need to review UDC 7.1.7 for driveway requirements on Kostoryz (This includes driveway spacing based on that Kostoryz is a A-1 roadway classification)		
		(Cont). Also, if the proposed commercial development needs access from Santa Ana or Crocket, the City will require a turnaround or connection per current City codes/standards" we are putting a recommendation to connect these streets with an alley, but also a note that if the development needs access from these streets, it will be a requirement to bring them to standard with a turnaround or connection.	Client's future plans do not include the roads for access	8-31-21 Response accepted. Please note that the developer will not be using Crockett and Santa Ana as access. If the developer uses Crockett or Santa Ana, the city will require a turnaround per current City codes/standards. The developer will need to review UDC 7.1.7 for driveway requirements on Kostoryz (This includes driveway spacing based on that Kostoryz is a A-		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Ok			
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Ok			
3	Info:	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.	Ok			
4	Info:	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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Ok			
5	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. Kostoryz is an arterial road.	Ok			
6	Info:	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	Ok			
7	Info:	503.1.1 (amendment) 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 allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Ok			
8	Info:	During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Ok			

9	Info:	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.	Ok			
10	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 capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Ok			
11	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Ok			
12	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Ok			
13	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Ok			
14	Info:	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.	OK			
15	Info:	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.	Ok			
16	Info:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Ok			
17	Info:	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.	Ok			
18	Info:	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.	Ok			
19	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Ok			
20	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Ok			

21	Info:	Note: Crockett St. is a non-conforming street that terminates in a dead end and a fire hydrant more than 770 feet away. Efforts should be made to connect this street and add a hydrant. Santa Anna street should connect as well.	Ok	Not Addressed	Client's future plans do not include the roads for access	9-03-21 The planned construction on this site is a Window World occupying the commercial zone on Kostoryz Rd. The residential area will remain undeveloped. Therefore, fire has no further comments.
22	Info:	Commercial development of the property will require further Development Services review.	Ok			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This final plat 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.	No response			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	1.4 Miles East of Cabaniss ALF. This property has been identified as being located within the navigable airspace of Cabaniss ALF. <u>Include the following general note:</u> "The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations."	Ok	Not Addressed: Included general note added.	Added note #8	Addressed

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

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

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

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

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.

