

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: 8-20-21 Process 8-25-21 Deadline
TRC Meeting Date: 9-02-21
TRC Comments Sent Date: 9-03-21
Revisions Received Date (R1): 9-21-21
Staff Response Date (R1): 9-30-21
Revisions Received Date (R2): 10-04-21
Staff Response Date (R2): 10-05-21
Planning Commission Date: 10-13-21 Non Public Notice

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: 21PL1120

PORTS O' CALL BLOCK 20, LOTS 6A THROUGH 6D, 7A THROUGH 7D, 12A THROUGH 12D AND 13 THROUGH 13D (FINAL – 0.81 ACRES)

Located west of Gypsy Street between Ports O' Call Drive and Fortuna Bay Drive.

RM-3

Owner: Corpus Christi Townhomes LLC

Surveyor: Frontier Surveying Company

The applicant proposes to replat the property in order to subdivide 4 lots into 16 lots for future townhomes development.

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)	no comment			
2	Plat	Label Mont Pelee Drive on plat.	completed	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat revise the plat to read: "Final Plat of..."	completed	Addressed		
2	Plat	Add a note to plat: "The record plat and permit application will be in compliance with The Unified Development Code Section (UDC) 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."	completed	Addressed		

3	Plat	Add a note to plat in accordance with the standards for townhouses: Residential Development Standards for a townhouse district requires Shared Parking (see UDC 4.4.3.) Townhouse District).	completed	Addressed		
4	Plat	The receiving water reference on Note 7 is incorrect. Correct and revise.	completed	Not Addressed: The receiving water should reference the Laguna Madre Basin. Correct and revise.	completed	Addressed
5	Plat	Add a note to the plat who will be maintaining the Shared parking area.	completed	Addressed		
6	Plat	On the plat and legend remove both Wood Fence and asphalt road edge. This reference are typically found on utility plans.	completed	Addressed		
7	Plat	Show and label the centerline dimension both street frontages.	completed	Addressed		
8	Plat	The 50'ROW labeled along Ports O' Call is incorrect. Reference Volume 38, Page 67.	completed	Addressed		
9	Plat	On Lot 11 identify the dash line in front of the 20' Building line (per plat).	revised	Not Addressed: provide the solid platted lot line along the street frontage of Lot 11 (as shown Lot 8)	completed	Addressed
10	Plat	Show and label the recorded legal description on adjacent west property line of Lots 9A-9H.	revised	Not Addressed: The legal description appears to be incomplete and not readable. Correct and revise	completed	Addressed
11	Plat	10'U.E along the rear of the proposed platted lots is incorrect. Reference Volume 38, Page 67.	revised	Addressed		
12	Plat	On the rear lot 11 and 8 label the utility easement as shown on rear of Lot 5 and 14	completed	Addressed		
13	Plat	Show and label a block number on the proposed platted lots.	completed	Addressed		
14	Plat	Prior to plat recordation remove the reference "Preliminary this document shall not be recorded for any purpose..." Show and label Professional Surveyor Seal.	Will be removed prior to signature	Prior to plat recordation		
15	Plat	Per DS Engineering: Exempt from development fees UDC 8.5.1.C.5	no comment			

PLANNING/Environment & Strategic Initiatives (ESI)

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

ZONING

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No

Public Improvements Required?	Yes		Acknowledged
Water		No	Acknowledged
Fire Hydrants		No	Acknowledged
Wastewater		No	Acknowledged
Manhole		No	Acknowledged
Stormwater		No	Acknowledged
Sidewalks	Yes		Acknowledged
Streets		No	Acknowledged

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The recorded plat and permit applications 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 and Two-Family, per City Ordinance 029770 dated March 19, 2013. A plat note to this effect will be added to the plat. This note will indicate single family use in the RM-3 District and will resolve the Utilities water requirement below.	Acknowledged	Addressed.		
2	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	Acknowledged	To be addressed on site development.		
3	Plat	The property does not meet Sidewalk Administrative Exemptions in UDC Section 8.2.2.C. Sidewalk construction will be required as street is greater than 50ft in width.	Request exemption - There are no other sidewalks in the along Ports O' Call or Furtuna Bay.	Submit a sidewalk waiver request letter and waiver processing fee \$160.00.	Waiver submitted	Addressed

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction may be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). The existing infrastructure may not support the proposed development. The Water requirements for Fire protection are to provide a minimum of 1500 gpm at 20 psi residual for fire protection (Water Distribution Standards, Section IV, Par A2(a)). Proof must be provided that minimum flows along Fortuna Bay Dr will be provided for proposed development (Water Distribution Standards, Section IV-A2).	Acknowledged			
2	Plat	No wastewater construction is required for platting.				

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Given the number of lots in a small space, the developer should take special consideration of curb space for collection days. On recycle days, there would be two carts set out per unit. Also, these residents may lack space to set out brush and bulky collection.	Acknowledged			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Need to provide information on how many driveways will be requested by this split of properties The existing number of lots is 4 which will typically allow 1 driveway per lot. However by changing the number of lots from 4 to 16, it seems the request will now change to 16 driveways. Article 7 of the UDC (UDC 7.1.7)	There will be 16 driveways	Construction Plans including driveways will be reviewed with compliance to Article 7 of the Corpus Christi UDC (UDC 7.1.7.7).	There will be shared driveways and parking, not 16 individual driveways	
2	Infor:	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)	Acknowledged			

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	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged			
3	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.	Acknowledged			
4	Info:	Note: The fire access roads into complex shall be built to support the weight of fire apparatus.	Fire access will be via public streets			
5	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.	Fire access will be via public streets			

6	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.	Acknowledged			
7	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.	Acknowledged			
8	Info:	Commercial development of the property will require further Development Services review. To meet the criteria for Single Family Townhouse use: each townhome is to be separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed.	Acknowledged			
9	Info:	Further Development Services review is required.	Acknowledged			

GAS

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

PARKS

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

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.	Acknowledged			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.