TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 12-30-19
TRC Comments Sent Date: 1-03-20
Revisions Received Date (R1): 5-21-20
Staff Response Date (R1): 6-03-20
Revisions Received Date (R2): 6-09-20
Staff Response Date (R2): 6-16-20
Revisions Received Date (R3): 6-22-20
Staff Response Date (R3): 6-22-20
Planning Commission Date: 7-22-20

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: 19PL1131

GRANGE PARK UNIT 3 (FINAL – 20.01 ACRES)
Located north of Yorktown Boulevard and east of Rodd Field Road.

Zoned: FR
Proposed Zoning: RS-4.5/CN-1 **APPROVED ORD# 032044 3-17-20**

Owner: Grangefield Development, LLC
Engineer: Munoz Engineering

The applicant proposes to plat and rezone the property in order to construct 72 ~~73~~ lots for subdivision development.

GIS					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	The plat closes within acceptable engineering standards.	Okay		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Okay	Resolved.	

LAND DEVELOPMENT					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	Prior to plat recordation, rezoning application will need be approved by City Council.	Understood	Addressed: APPROVED ORD# 032044 3-17-20	
2	Plat	Correct the order of sheet pages shown on the plat.	Okay	Addressed	

3	Plat	On first sheet of the plat adjust the text size and font to match.	Okay	Not addressed: On the owners and notary certificate block remove Italic font style and replace it to match with other certificate blocks.	Changed Italic font
4	Plat	Label all numbers on the plat Notes.	Okay	Addressed	
5	Plat	The Director certificate block is incorrect reference the Planning Commission certificate block to **Grange Park Unit 2, change "Nina Nixon-Mendez FAICP Director of Development Services" to "Al Raymond III, AIA Secretary" and Carl Crull, P.E Chairmain"**	Okay	Addressed	
6	Plat	On the Engineering certificate block change "William Green, P.E" to Pablo Martinez, P.E."	Okay	Addressed	
7	Plat	On the graphic scale englarge the feet and inch.	Okay	Addressed	
8	Plat	Street Right of way widths, cross-hatch dedications and centerline dimensions are not labeled on the plat. Correct and revise.	Okay	Not addressed: Correct and revised Street Right of way widths, cross-hatch dedications and centerline dimensions.	Corrected street right of way and dedication
9	Plat	Show and label the acreage amount for each lot .	Okay	Addressed	
10	Plat	Change 10'U.E to 15'U.E along Yorktown Bouelvard (UDC 8.2.3.A.2)	Okay	Addressed	
11	Plat	Show and label the yard requirement setbacks along all street frontages for Lots 66-68, Block 5 (UDC 4.5.3)	Okay	Addressed	
12	Plat	Change 10' Y.R to 20' Y.R for Lots 1 & 12, Block 1 and Lot 48 & 65, Block 5 (UDC 4.5.3)	Okay	Addressed	
13	Plat	Not all of Blocks 1, 3,4 & 5 meet the RS-4.5 minium lot width of 45 feet (UDC 4.3.3) Correct and revise.	All lots do meet RS-4.5 minium lot width	Addressed	
14	Plat	Prior to recordation remove the reference "Preliminary Plat Not to be recorded for any reason"	Okay	Prior to plat recordation	
15	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	Okay	Prior to plat recordation	
16	Plat	Water Distribution Acreage fee – 20.01 acres x $719/acre = $14,387.19	Okay	Prior to plat recordation	
17	Plat	Wastewater Distribution Acreage fee -20.01 acre x $1,571.00/acre = $31,435.71	Okay	Prior to plat recordation	
18	Additional Comment	The newly created Lots 67-69 is land lock and has no accesss. Correct and revise			added access easement
19	Additional Comment	Add a note to the plat referencing which lot and block are commerical, residential and non-buildable.		Added note	added note

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

DEVELOPMENT SERVICES ENGINEERING			
Action	**Yes**	**No**	
Public Improvements Required?	Yes		Prior to recordation

Water	Yes, per Master Plan along Yorktown Blvd, and explain the source for the Water (I don't see on Vantage Point any existing Water Main).	Not addressed: Show how you are going to connect to existing water main and how you are going to loop; Water line ins in conflict with proposed storm on Pari drive next to curve C23, check for other conflicts and revise the utility plan as necessary.	REFER TO REVISED UTILITY PLAN
Wastewater accoring to Master Plan	Yes, per Master Plan coordinate with Mr. Gabriel Hinojosa.	Not addressed: Show how you are going to connect proposed wastewater mains to existing wastewater mainsp; Wastewater line is in conflict with proposed storm on Sophia Drive infront of lot 21, check for other conflicts and revise the utility plan as necessary.	REFER TO REVISED UTILITY PLAN
Stormwater according to Master Plan	Yes		Prior to recordation
Fire Hydrants	Yes		Prior to recordation
Manhole	Yes		Prior to recordation
Sidewalks	Yes, including the sidewalk along Yorktown Blvd.		Prior to recordation
Streets	Yes		Prior to recordation

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver was submitted for construction of sidewalk along Yorktown and staff will su

Applicant Response on Waiver:	Yes	

DEVELOPMENT SERVICES ENGINEERING					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	The following comments are conditional to zoning.	Understood	Prior to recordation	
2	Utility Plan	You are looping the water main at Yorktown Blvd to the future transmission main are you planning to construct it; please coordinate with Mr. Gabriel Hinojosa.	Will Coordinate with Utilities during Construction Drawings	Not addressed: Show how you are going to connect to existing water main and how you are going to loop; Water line ins in conflict with proposed storm on Pari drive next to curve C23, check for other conflicts and revise the utility plan as necessary.	REFER TO REVISED UTILITY PLAN
3	Plat and SWQMP	Add the receiving Water note to the Plat and the SWQMP (Oso Bay Basin).	Added note #10 to plat and added note to SWQMP	Addressed	

4	SWQMP	Storm sewer system: Provide outlet details for all storm sewer lines.	Will be provided within the Construction Drawings for approval.	Prior to plat recordation	
5		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Construction Drawings will be provided	Prior to plat recordation	
6	Plat	Provide a shared access area/s for lots 66, 67 and 68.	Added access easement between lots 67 and 68. Now Lots 70 and 71	Not addressed; note 11 doesn't address this comment	AE added
7	Plat	Provide cross-access area/s for lots 66, 67 and 68.	Added note #11 to plat	Not addressed; note 11 doesn't address this comment	AE Added
8	Plat	Add the following notes: "No access allowed to Block 4 lot 41, Block 4 lot 42, Block 3 lot 29 and Block 3 lot 30 to Jack Shuff Drive" and "No access allowed to Block 4 lot 36, Block 4 lot 47, Block 3 lot 24 and Block 3 lot 35 to Nadia Drive"	Okay	Addressed	
9	Informational	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Okay	Addressed	
10		Sidewalk along Yorktown: If you are to place the public sidewalk required along Yorktown Blvd on the private property; submit the pedetrian ROW Easement for processing and recordation to ContractsAndAgreements@cctexas.com.	Okay, To be determined	Not addressed; we need the answer at this time.	Waiver submitted
11	Informational	See Utilities Department Comments hereafter.	Okay	Addressed	
12	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Okay	Addressed	

UTILITIES ENGINEERING					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Understood	Prior to plat recordation	
2	Plat	Wastewater construction is required for platting.	Understood	Prior to plat recordation	

TRAFFIC ENGINEERING					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

FLOODPLAIN					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for residential areas require a hydrant fire flow at 750 GPM with 20 psi residual. Hydrants are to be located every 600 feet and operational. REQUIRED ACCESS-ALLL BUILDINGS AND STRUCTURES.	Okay		
2	Plat	503.1.1 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 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.	Okay		
3	Plat	IFC 2015 Sec. 503.2.1 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 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	Okay		
4	Plat	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 (34 050 kg). 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Okay		
5	Plat	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Okay		
6	Plat	Exception 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Okay		
7	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Okay		

GAS					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

PARKS					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	Add the following standard "Public Open Space" standard note: "If Lots 66-68 is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Okay	Addressed: Noted Lots 66-71	
2	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Okay		
3		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Will be provided	Prior to plat recordation	
4	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed $62,500.00 per acre (UDC 8.3.6)	Will be provided	Prior to plat recordation	
5	Plat	Park Development Fee ($200 per unit) = $200 x 65 units = $13,000.00 (Unplatted lots) (UDC 8.3.6)	Okay	Prior to plat recordation	

REGIONAL TRANSPORTATION AUTHORITY					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Okay		

NAS-CORPUS CHRISTI					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

CORPUS CHRISTI INTERNATIONAL AIRPORT					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

AEP-TRANSMISSION					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

AEP-DISTRIBUTION					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

TXDOT					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

NUECES ELECTRIC					
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**
1	Plat	No comment.	N/A		

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 conditionfor 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.

Staff Resolution

Staff Resolution

Addressed	
Addressed	
Not Addressed: See Engineering Comment #6 & 7	Lots removed to eliminate issues
Addressed	

Staff Resolution

Addressed

Addressed

pport it due to the presence of ditches along Yorktown.

Staff Resolution
Addressed

Not addressed: Make the DE (private) / AE (private); add the following note to the plat "Lots 70 and 71 are responsible for maintaing the detention basin lots 66, 67, 68 and 69."; you may revise the note to be added as you see fit.	Lots removed to eliminate issues	The detention maintenance issue will be addressed at the site plan stage for the commecial properties.
Not addressed: Make the DE (private) / AE (private); add the following note to the plat "Lots 70 and 71 are responsible for maintaing the detention basin lots 66, 67, 68 and 69."; you may revise the note to be added as you see fit.	Lots removed to eliminate issues	The detention maintenance issue will be addressed at the site plan stage for the commecial properties.
Addressed: Must submit $160.00 process waiver fee.	Will be paid with fees for plat to go to Planning Commission	

Staff Resolution

Staff Resolution

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