

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#: SR/District No.1
App Received: 07-14-2021
TRC Meeting Date: 07-22-21
TRC Comments Sent Date: 07-23-2021
Revisions Received Date (R1): 07/26/2021
Staff Response Date (R1):08/06/2021
Revisions Received Date (R2): 08/18/2021
Staff Response Date (R2): 08/27/2021
Planning Commission Date: 09/29/2021-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: 21PL1101

Shell Road Poultry Acres, Block 9, Lot 2R (Final Replat), 0.9186 Acre
Located north of Leopard Street on Violet Road.

Zoned: CN-1

Owner: QQCC Investments LLC
Surveyor: Urban Engineering

The applicant proposes to plat the property to two properties into a single lot.

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)	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Indicate on the drawing that the street dedication is not included in the area calculation.	solid line and dimension have been added to clarify this.	Resolved.		
2	Plat	Update the city engineer's signature certificate/block to read " ...was approved by the Department of Development Services Engineer... "	the certificate is correct, unless the city is not requiring planning commission approval.	Unresolved.	Per discussions with staff, no changes are needed to the certificate	Resolved.

4	Plat	Water Distribution System Lot Fee: 1 Lot x (\$1,439.00/Lot)= \$849.01	these calculations appear to be incorrect.	Correction: Water Distribution System Lot Fee: (\$1,439.00/.59 Acre)= \$849.01	understood	
5	Plat	Wastewater System Lot Fee: 1 Lot x (\$1,571.00/Lot)=\$926.89	these calculations appear to be incorrect.	Correction: Wastewater System Lot Fee: (\$1,571.00/.59 Acre)=\$926.89	understood	
6	Plat	Water Pro-Rata Fee: 55 LF x (\$10.53/LF) = \$1,861.60	these calculations appear to be incorrect.	Correction: Water Pro-Rata Fee: 176.79 LF x (\$10.53) = \$1,861.60	understood	
7	Plat	Wastewater Pro-Rata Fee: 55 LF x (\$12.18/LF) = \$2,153.30	these calculations appear to be incorrect.	Correction: Wastewater Pro-Rata Fee: 176.79 LF x (\$12.18) = \$2,153.30	understood	

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes		
Public Improvements Required?	YES		
Water		No	Understood
Fire Hydrants		No	Understood
Wastewater		No	Understood
Manhole		No	Understood
Stormwater		No	Understood
Sidewalks	Yes, or Waiver Violet Road is an Arterial		we will not be submitting a Acknowledged. waiver and understand the construction requirement will apply
Streets		No	Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver is 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	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	Understood			
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	1. Waiver application Fee* \$160.00. 2. Waiver letter citing the specific UDC Sections for Article 8 requested to be waived.	we will not be submitting a waiver and understand the construction requirement will apply	Acknowledged.
3	Plat	Location map -Church Street label is incorrect, Timbergrove, Birdwood, and Forrest Hill connect to Violet Road.	have been revised	Addressed.		
4	Plat	Correct legal description, "...which is ..." vs "... which his ..."	has been revised	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Understood			
2	Plat	No wastewater construction is required for platting.	Understood			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Understood			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual fire hydrant every 300 feet and operational.	Understood			
3	Plat	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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
4	Plat	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.	Understood			
5	Plat	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.	Understood			

6	Plat	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. 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.	Understood			
7	Plat	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.	Understood			
8	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.	Understood			
9	Plat	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.	Understood			
10	Plat	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.	Understood			
11	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
12	Plat	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.				
13	Plat	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.	Understood			

14	Plat	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.	Understood			
15	Plat	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.	Understood			
16	Plat	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.	Understood			
17	Plat	Commercial development of the property will require further Development Services review.	Understood, this should apply at building permit application.			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood			
1	Plat	The inset area location map is incomplete and does not adequately illustrate Violet Road or the intersection/connection of immediately adjacent residential right-of-way that serve the Jackson Woods Subdivision.	has been revised	Resolved.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

AEP-TRANSMISSION						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Lon Hill – Up River Rd 69kV- we do not want any approve ground improvements within 40’ form centerline	Understood			

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following to General Notes on sheet 1: 1)Any access to FM 24 (Violet Rd), shall meet TxDOT Access Management Manual and Roadway Design Manual guidelines and specifications. Access shall have TxDOT approval. 2)Any storm water discharge to FM 24 (Violet Rd.) shall be reviewed and have TxDOT approval.	Has been revised.	Resolved.		

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

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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.