

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Urban Engineering responses: 10-10-19

Staff Only:

TRC Meeting Date: 7-11-19
 TRC Comments Sent Date: 7-26-19
 Revisions Received Date (R1): 10-10-19
 Staff Response Date (R1): 10-28-19
 Revisions Received Date (R2): N/A
 Staff Response Date (R2): N/A
 Planning Commission Date: 11-13-19

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: 19PL1072

FARMER'S ROW SUBDIVISION, BLOCK 1, LOTS 2A, 2B AND 2C (REPLAT – 13.70 ACRES)
 Located east of South Staples Street and north of Yorktown Boulevard.

Zoned: CG-2

Owner: OFLP Properties, Ltd., a Texas Limited Partnership
 Engineer: Urban Engineering

The applicant proposes to replat the property in order to subdivide 1 lot into 3 lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does not close within acceptable engineering standards. The N61-23-46W 466.01' bearing and dimension is missing.	bearing has been added	Correct		
2	Plat	Label the complete and correct legal description of the adjacent properties. See V 66/P152-153. Fractional adjacent tracts shall include the property owner's name.	correction has been made to include Page 152 reference and owner's names have been added to fractional properties	Correct		
3	Plat	The tracts owned by the State of Texas were obtained for street dedication. Additional street dedication is required on South Staples St.	South Staples Street is TxDOT owned and a request for additional right-of-way was not requested as part of its review of this plat. Previous right-of-way takings appear to have been taken for a deceleration lane which is fully constructed within the previous takings	This comment is deferred to our Planning Department for confirmation. Our Urban Transportation Plan designates South Staples St. as a 130' A3 arterial right of way.		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Engineer certificate block replace "William J. Green, P.E." with "Gabriel Hinojosa, P.E."	Correction has been made	Addressed		
2	Plat	Prior to recordation remove the reference: "Preliminary, this document shall not be recorded..."	Understood	Prior to recordation		
3	Plat	Show and label 20'Y.R/U.E for Lot 2C	label has been added	Addressed		
4	Plat	Add plat note stating that all lots fronting FM 2444 (South Staples Street) will have shared access as through common access easement, by this Plat. See TxDOT Comment on this item, below.	See added notes 8 and 9 on plat.	Note: No additional access fronting FM 2444 (South Staples St.) shall be granted through Lots 2B and 2C without variance approval from TxDOT.		

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Staples is classified A3 according to the UTP; dedicate additional right-of-way along Staples for a total of 65' from the Property line to the Center Line.	South Staples Street is a fully developed 4 Lane roadway with developed properties on both sides. In this circumstance the City has not required additional dedication since it will not serve a purpose. Additionally, South Staples is a TxDOT ROW and a request for additional right-of-way was not requested as part of its review of this plat.	Addressed		
2	Informational	See Traffic Engineering Comments hereafter	Understood			
3	Informational	See TXDOT Comments hereafter	Understood			

UTILITIES ENGINEERING (WATER/WASTEWATER/STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a minimum of a 15' Utility Easements for all existing water mains that are on the site	Easements have been added			
2	Plat	Provide a minimum of a 15' Utility Easement for all existing wastewater lines on the site.	Easements have been added			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Notably, the subdivision to add one more lot for sale means that there will likely be a request for one more driveway permit onto South Staples Street. If possible, Traffic would like to see a shared driveway for Lots 2B and 2C, as well as for Lots 1A and 1B. (See TxDOT comments below)	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	Informational	Fire Hydrant flow Mercantile/Commercial: 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational..	Understood			
2	Informational	Fire hydrants to be located 100 feet to any required FDC and hose lay may not exceed 300 feet from furthest point of any structure. IFC 2015 sec. 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).	Understood			
3	Informational	Sec. 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 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.	Understood			
4	Informational	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 Sec. 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	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.	Understood			
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PARKS						
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."	Note has been added	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This replat is not located along an existing or foreseeably planned CCRTA service route.	Understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed drainage ditch 'by others' will need to be designed and maintained to drain with 48 hours of a rain event and not be attractive to wildlife.	Understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed drainage ditch 'by others' will need to be designed and maintained to drain with 48 hours of a rain event and not be attractive to wildlife.	Understood			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There were no issues as far as the main transmission lines are concerned.	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 Notes on Plat: 1 – All Lots fronting FM 2444 to utilize existing shared access onto FM 2444 (South Staples St.) 2 – Any storm water/drainage discharge to FM 2444 right-of-way to have TxDOT approval. If approved, drainage discharge rate shall be metered to meet existing conditions, as determined by TxDOT. No direct surface runoff onto FM 2444 (South Staples Street). 3 – All lots fronting FM 2444 (South Staples Street) will have shared access as through common access easement, by this Plat.	Note 8 on plat should cover Comments 1 and 3. Comment 2 - Note 10 added to plat	Addressed		
2	Plat	Developer to provide shared access easement along north side of Lot 2B, and south side of Lot 2C .	See added notes 8 and 9 on plat.	Note: No additional access fronting FM 2444 (South Staples St.) shall be granted through Lots 2B and 2C without variance approval from TxDOT.		

NUECES ELECTRIC						
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. Understood