

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#: DS/ District No2
App Received: 09.22.2021
TRC Meeting Date: 09.30.2021
TRC Comments Sent Date (R1): 10.01.2021
Revisions Received Date (R1): 10-08-2021
Staff Response Date (R1): 10-21-2021
Revisions Received Date (R2): 10-21-2021
Staff Response Date (R2):11-12-2021
Revisions Received Date (R3):
Planning Commission Date: 12-08-2021

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: 21PL1147


King Square Addition, Lots 3B1 and 3B2 (REPLAT – 4.604 ACRES)
4701 S. Staples Street; generally located along the south side of S. Staples, +/-169 feet northwest of Shopping Way.

Zoned: CG-2

Owner: Double T&C Properties, Inc.
Surveyor: Urban Engineering, by Xavier Galvan

The applicant is seeking to replat one non-residential lot into two lots for the purposes of resale.

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.			
2	Plat	Legal for Northwest adjacent parcel is incorrect. Refer to Vol 67 Page 521 for correct legal description.	Correction has been mad.	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
0	Plat - FYI	 plat markup here		Markup pinpoints related to Land Development comments to be addressed. Comments were addressed per plat markup.		
1	Plat - Requires Attention	Change “Plat of” in title block to “Replat Establishing.”	No. We believe the title reads correctly as shown. We also believe this is a preference and not a UDC requirement.	Comment rescinded.	Thank you	
2	Plat - Requires Attention	Add “An Addition to the City of Corpus Christi” in the legal description (survey caption underneath the title block).	This is a preference, not a UDC requirement.	Comment rescinded.	Thank you	
3	Plat - Requires Attention	Call out Shopping Way Lane on the plat map.	Street name has been added.	Addressed.		
4	Plat - Requires Attention	Remove General Note no. 3 from Sheet One; it is unnecessary as this property is CG2, and residential redevelopment is highly unlikely.	Note has been removed.	Addressed.		
5	Plat - Requires Attention	Remove Surveyor’s Note no. 1 from Sheet One; it is a duplicate of general note no. 2.	Note has been removed.	Addressed.		
6	Plat - Requires Attention	Provide a general note granting unobstructed reciprocal access between Lots 3B1, 3B2 and 3A; this is consistent with the currently governing replat (RE: V-67, P-552).	A note has been added and styled in the same manner as the note that appears on Vol. 67, Pg. 552 as requested.	Addressed.		
7	Plat - Requires Attention	Provide a general note permitting private drainage across lot lines for Lots 3B1, 3B2 and 3A; this is consistent with the currently governing replat (RE: V-67, P-552).	Note has been added.	Addressed.		
8	Plat - Requires Attention	Call out overall dimensions for all abutting roadways in parentheses.	Dimensions have been added.	Addressed.		
9	Plat - Requires Attention	Change 26’ YR for proposed Lot 3B2 to a 26’ BL; there is no 26’ yard requirement in the CG2 zoning district. However, a 25’ BL was established with the original plat (V-33, P-60, 1967).	We disagree. The 26’ YR was established in Vol. 67, Pg. 552. The B.L. is what Y.R.s were designated as years ago and are no longer referenced as such on current plats per the City of Corpus Christi.	Not addressed. Clearly this was an error.	YR has been changed to 25' for portion of Lot across Lot 3B2.	Addressed.
10	Plat - Requires Attention	Provide clarification on the contiguous 15’ UE and 6’ street/utility easement along the McArdle frontage of Lot 3B2; there appears to be misrepresented vectors and callouts.	Revision has been made for clarification.	Addressed.		
11	Plat - Requires Attention	There appears to be a stray dashed line between the YR dashed line and the UE dashed line along the McArdle frontage of Lot 3B2; please clarify the purpose of this dashed line.	15' U.E. label was shown incorrectly revision has been made.	Addressed.		

12	Plat - Requires Attention	Remove the disclaimer that reads “Preliminary, this document shall not be recorded...” from the final version of the plat.	Understood. This will be removed prior to recordation.		
13	Plat - FYI	Is it necessary to use two sheets for this plat?	Yes.		
		*****NO OTHER COMMENTS*****			

PLANNING/Environment & Strategic Initiatives (ESI)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	09.28.2021 - No comment	Understood.		

DEVELOPMENT SERVICES ENGINEERING					
Action		Yes	No		
Public Improvements Required?		YES			
Water		YES. See Utility Comments.		No. Water is available along both abutting roads and along rear of Lot 3B1. See Utilities reply	
Fire Hydrants		YES. See Utility Comments.		No. There are existing fire hydrants meeting the spacing requirement for commercial tracts along Staples and McArdle.	
Wastewater		YES. See Utility Comments.		No. Wastewater is available to both lots along rear and West boundary of Lot 3B1 and along the West and South boundary of Lot 3B2.	
Manhole			No	No.	
Stormwater			No	No.	
Sidewalks			No. Developed Area with Existing .	No.	
Streets			No	No.	

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	
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 Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A.	Public improvement plans should not be required. Please see our responses under Utilities above.	See utility comments.	Our is response under utility comments. See response below.
3	SWQMP	General Note 7 - correct spelling "runds".	Correction has been made to the SWQMP note.	Addressed.	
4	SWQMP	Delineate route of stormwater to the ultimate outfall at the receiving waters.	Shown on SWQMP.	Addressed.	

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Mains in all mercantile areas shall be looped between supply mains and shall have a minimum size of 8” nominal size (Water Distribution Standards, Section IV-A, Par2(a)). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5)).	Please be specific and show what water improvement is required. There are existing water lines on McArdle and Staples that should satisfy water dept. requirements.	1. The Water Standards require a minimum of an 8" supply main along all fronting streets. In this case, it would apply to South Staples St, because the Transmission Main is inaccessible to development. The purpose of the extension across the entire frontage is to provide water to the next lot, should they decide to develop. An argument could be made that all the lots are already developed, but the purpose of this rule is to get the water mains out of the rear easement and in this case, would also eliminate a dead-end main. 2.By extending the 8" line across the frontage, the dead-end main will be looped. The short stub out on the northwest corner of the lot can remain dry, until the line is extended.	There is an existing 8" waterline line with a fire hydrant directly in front of Lot 3B1 as shown on the utility map. Further, Lot 3B1 has existing service and both properties located on either side of Lot 3B1 are fully developed (Sonic and Gulf Coast Credit Union) and served with water.
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) along Staples.	Please be specific and show what wastewater improvement is required. There are existing Waste water lines on McArdle and easement at the back of Lot 3B1 Both tracts are currently fully developed and served by water and sewer. the purpose of the replat is only to separate Two current uses for potential sale of one.	2. By extending the 8" line across the frontage, the dead-end main will be looped. The short stub out on the northwest corner of the lot can remain dry, until the line is extended.	This appears to be a duplicate of the comment for water. Please confirm if the original comment was satisfied with our previous response.

SOLID WASTE					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	09.24.2021 - No comment.	Understood.		

TRAFFIC ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	

1	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).	Understood.			
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FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment.	Understood.			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire comments will be addressed at the time of future development of site. Development Services review will be required.	Understood.			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment.	Understood.			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is immediately adjacent to the CCRTA's Southside Transfer Station (STS). Although immediately adjacent along two shared property lines the proposed plat should not adversely impact the daily operations of the STS nor should the daily operations of the STS impact the replat of this subject property. However should any issues such as the surface drainage of storm water on to CCRTA property or any other adverse impact or incident present itself in the future a meeting between the adjacent subject property owners and CCRTA administrative staff would be warranted.	Understood.			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment.	Understood.			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment.	Understood.			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment.	Understood.			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment.	Understood.			

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

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