

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: 07/27/2021
TRC Meeting Date: 08/19/2021
TRC Comments Sent Date: 08/20/2021
Revisions Received Date (R1): 08/26/2021
Staff Response Date (R1): 09/03/2021
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 09/29/2021

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: 21PL1115

Palm Park, Block 6, Lot 17 (Final Replat)- 2.32 Acres
 Located at the Northwest quadrant of Leopard St and N Port Avenue.

Zoned: IL/CI

Owner: Frost Bank
Surveyor: Hanson Professional Services Inc.

The applicant proposes to plat the property to combine all lots in order to put up a sign.

| 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 | Info | Current zoning designations (IL and CI) will remain despite replatting. Only permitted uses in respective zoning districts are allowed per UDC 4.5 and 4.6 at each zone. | Understood | | | |

| | | | | | | |
|---|------|---|---------------------|-------------------|--|--|
| 2 | Plat | Update title to read: Final Replat of Palm Park Block 6, Lot 17 | Revised per request | Addressed. | | |
| 3 | Plat | Environmentally is misspelled in note 5. | Revised per request | Addressed. | | |
| 4 | Info | Existing Utilities. Plat exempt from development fees. | Understood | | | |

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

| DEVELOPMENT SERVICES ENGINEERING | | |
|---|------------------------------------|-------------------------------|
| Action | | |
| Public Improvements Required? | Yes, see Utilities comments | No, see comments |
| Water | Yes, see Utilities comments | No, see comments |
| Fire Hydrants | | No |
| Wastewater | | No |
| Manhole | | No |
| Stormwater | | No |
| Sidewalks | | No, Existing Sidewalks |
| Streets | | No |

No, see comments Addressed
No, see comments Addressed

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 | 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 | Addressed | | |
| 2 | Plat | Public Improvements Plans are required for Final Plat. Submit a PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation. UDC 8.1.3.A (see Utilities comments). | Understood, but we believe then should not be Public Improvements required. | Acceptable, No Public Improvement Plans Required. | | |

| | | | | | | |
|----|---------|---|--|------------------|--|--|
| 3 | Plat | Verify that the 5-foot easement extending South from Antelope covers the full length of the existing wastewater line | That is an existing easement from plat filed in 1965. I requested plans from Engineering Department. However, I have been told that there are not any record drawings. The line inside the existing easement is a public line. | Addressed | | |
| 7 | Utility | Show existing wastewater line extending south from Antelope Street. | Revised | Addressed | | |
| 10 | SWQMP | Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: -Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development. -Note the land use shown on the Stormwater Master Plan. | It is shown on the submitted SWQMP. See under General Notes project description (1), Land Use (1) and under Hydrology table for hydrology calculations. | Addressed | | |
| 11 | SWQMP | Ordinance 02 70 96 adopts portions of the CC Drainage Criteria Technical Guide, including runoff calculation parameters. Confirm that the parameter used are consistent with the adopted the guidance. | Hydraulic calculations are shown in the SWQMP, utilizing hydrology parameters identified within the City's Draft Master Plan and Drainage Criteria Manual. | Addressed | | |

UTILITIES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|---|------------------------------|--------------------|------------------|
| 1 | Plat | Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Fire hydrant spacing maximum along street rights of way shall not be exceeded along N Port Ave. (Water Distribution Standards, Section IV-C). | We don't feel this is necessary for the re-plat of previous platted properties. The fire hydrant will not be used to service a "proposed building", water lines and fire protection along Antelope St. and Leopard St. already exist. | Acceptable, Addressed | | |
| 2 | Plat | No wastewater construction is required for platting. | Understood | Addressed | | |
| 3 | Plat | Public Wastewater Utilities that are inside the private property must be in a utility easement (Wastewater Collection System Standards, Section II, Par E). All parts of the wastewater mains must be inside a minimum of a 15' utility easement (Wastewater Collection System Standards, Section IV, Par 3). Another option would be vacating the easement and making the existing main a private line. | See Development Services Engineering response comment #3. | Addressed | | |

| TRAFFIC ENGINEERING | | | | | | |
|---------------------|-------|---|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | 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 | | | |
| 2 | 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. | N/A | | | |

| FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT | | | | | | |
|--|-------|---|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | At this stage, Fire has no comment. Any commercial development of property will require further review by Development Services. | Understood | | | |

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

| PARKS | | | | | | |
|-------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | N/A | | | |

| REGIONAL TRANSPORTATION AUTHORITY | | | | | | |
|-----------------------------------|-------|---|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | This final replat is located along but not immediately adjacent to any bus stops served by Route 27 Leopard or Route 28 Leopard/Omaha and should not adversely impact any CCRTA Services. | Understood | | | |

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

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

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

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

| TXDOT | | | | | | |
|-------|-------|---|---------------------------------------|-------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Add to Antelope Street name, (IH 37 Frontage Rd.) | Revised per request | Addressed. | | |
| 2 | Plat | Add to general notes: A) No access to IH 37 Frontage Rd. allowed. B) Any storm drainage discharge to IH 37 shall be reviewed by TxDOT and have TxDOT approval | Revised per request (See notes 7 & 8) | Addressed. | | |

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

| SOLID WASTE | | | | | | |
|-------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 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 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.