

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 2-6-20

TRC Comments Sent Date: 2-11-20

Revisions Received Date (R1): 2-12-20

Staff Response Date (R1): 2-13-20

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 3-4-20

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: **19PL1119**

SOUTH TEXAS BONE AND JOINT MEDICAL PLAZA, Block 1, Lots 1-3 (FINAL – 15.68 ACRES)

Located south of Holly Road and west of Crosstown Expressway (SH 286).

Zoned: **CN-1, ON**

Owner: 2413 Memorial Parkway, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property to develop several commercial properties.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct.		
2	Plat	Label the complete and correct legal description of the adjacent properties. See v67/p117 and v30/p29, MRNCT.	Corrections have been made	Correct.		
3	Plat	There are two Holly Roads on the location map. The one to the south should be Saratoga Blvd.	Correction has been made	Correct.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add "Unit 1" to plat title.	Unit 1 has been added	Addressed		
2	Plat	An enlarged plan detail of the Access point should be provided.	Detail has been added. Additional sheet has been added to show entire shared access location with dimensions	Addressed		

3	Plat	Access point at Lot 3 will have a shared access to Lots 1 and 2. Provide the boundaries on the plat dimensioned and located. Add a plat note indicating what lots are sharing the drive and that obstruction onto these lots is prohibited.	Note has been added regarding access across all lot lines not being obstructed.	Addressed		
4	Plat	Water acreage fee: 15.68Acres x \$1,439.00/acre = \$22,563.52	Understood	To be addressed prior to Plat Recordation		
5		WW acreage fee: 15.68 Acres x \$1,571.00/acre = \$24,633.28	Understood	To be addressed prior to Plat Recordation		
6		Add the following "Yard Requirement" standard note to the plat: "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."	Note has been added.	Addressed		

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?	Yes		Understood
Water	Yes, with looping		Understood
Wastewater	Yes		Understood
Stormwater		No, private	Understood
Fire Hydrants	Yes		Understood
Manhole	Yes		Understood
Sidewalks		No, sidewalks will be required on the 2nd phase.	Understood
Streets		No, street will be required on the 2nd phase.	Understood

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	Applicant Response	Staff Resolution
1		Dedicate all public right-of-way required for Martin Street for a total of 60' to the City of Corpus Christi.	Martin Street already contains 60' of Right-of-way outside of the final plat boundary.	Addressed		
2	Plat	Add the following note to the plat "The detention basin will be maintained by the property owners for the entire development". This item is required now.	Note has been added	Addressed		

3		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	Understood	Prior to Plat Recordation		
4	Plat	Add the following note "all driveways to martin Street shall conform to access management standards outlined in Article 7 of the UDC".	There are no proposed driveways to Martin Street with this plat.	Addressed		
5		All private streets must be built to public standards	There are no private streets	Addressed		
6	Informa	See TXDOT Comments hereafter.	Understood	Addressed		
7	Informa	See Utilities Department Comments hereafter.	Understood	Addressed		
8	Informa	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Understood	Addressed		
9	Informa	Additional comments may come your way on your next submittal due to the extent of the comments.	Understood	Addressed		

UTILITIES ENGINEERING

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

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Addressed		
2	Plat	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation.	Understood	Addressed		
3	Plat	A driveway is not recommended within the intersection of Martin Street and Dorado Street. Review proposed intersection improvements for City project "FRIO, HACALA, DORADO (GREENWOOD TO MARTIN) (BOND 2018) - STR-957". The intersection of Martin and Dorado will be part of the project.	There are no proposed driveways to Martin Street with this plat.	Addressed		
4	Plat	Proposed driveway access need to not be in conflict with existing school driveway access along Martin Street.	There are no proposed driveways to Martin Street with this plat.	Addressed		

5	Plat	Proposed driveway access need to not be in conflict with proposed residential development south of school.	Understood	Addressed		
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FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Commercial Use WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial Areas: Light Mercantile areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. If structure requires a sprinkler system, a fire hydrant is to be located within 100 ft. of a FDC.	Understood	Addressed		
2	Infor:	503.1.1 Buildings & 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' of all portions of the facility and exterior walls of the 1st story of the building as measured by approved route around the exterior of the building or facility.	Understood	To be addressed on Site Development.		
3	Infor:	IFC 2015 503.1.1 (amendment): 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 thousands (30,000) square feet.	Understood	To be addressed on Site Development.		
4	Infor:	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 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	To be addressed on Site Development.		
5	Infor:	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	To be addressed on Site Development.		

6	Infor:	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	To be addressed on Site Development.		
7	Infor:	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	Understood	To be addressed on Site Development.		
8	Infor:	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	To be addressed on Site Development.		
9	Infor:	D104.1 Buildings are required to meet current 2015 IFC requirements for accessibility; sprinkler and fire alarm requirements.	Understood	To be addressed on Site Development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. on lots 8,9,10,11 & 12, Blk. 1 on the south of property	Lots 8, 9, 10, 11 and 12 are shown on the preliminary plat and are not a part of this final plat.	Addressed		

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

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	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 0.85 miles north of the landing threshold of runway 17 at NALF Cabaniss. Portions of the property are located under APZ 2 for runway 13-31. JLUS land use compatibility applies. Recommended no hospitals or medical facilities be located in the APZ-2.	Understood. No portion of the final plat appears to be located under the APZ 2 zone.	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Within 5 miles South/South East of CCIA and 1.7 miles of Cabaniss Airfield. Will be subject to overflight and noise of transiting aircraft. Height issues may occur during construction depending on building height and construction method. Airspace Analysis may be required based on height of building.	Understood	To be addressed on site development.		
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AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Access to State right-of-way shall be through a shared access easement as depicted on this plat. No Additional access will be permitted. Access to meet current State guideline and requirements and shall require TxDOT review and approval.	Understood	To be addressed on site development.		
2	Plat	Drainage to meet the current TxDOT Corpus Christi District standards, State guidelines, and State requirements. Drainage review and approval by TxDOT is required.	Understood	To be addressed on site development.		
3	Plat	Additional detention may be required, if site specific development on a lot exceeds its pro-rata share of storm water runoff detention. Drainage review and approval by TxDOT required, at building permit stage.	Understood	To be addressed on site development.		

NUECES ELECTRIC

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

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

