

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 11-14-19

TRC Comments Sent Date: 11-19-19

Revisions Received Date (R1): 11-21-19

Staff Response Date (R1): 11-27-19

Revisions Received Date (R2): 12-04-19

Staff Response Date (R2): 12-05-19

Planning Commission Date: 12-18-19

Urban Engineering Responses 11/20/2019

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: 19PL1117

BEHMANN ADDITION, BLOCK 2, LOTS 4E AND 4F (REPLAT – 14.73 ACRES)

Located west of Ayers Street and east State Highway 286 (Crosstown Expressway).

Zoned: IL

Owner: B-Y Mission Plaza CC, Ltd

Engineer: Urban Engineering

The applicant proposes replat property in order to subdivide 1 lot into 2 lots for a commercial use.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	understood		

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Show and label 15' U.E along Ayers Street (UDC 8.2.3.A.2)	Easement has been added	Addressed	
2	Plat	On Note 2 replace "Oso Bay" with Oso Creek"	correction been made	Addressed	
3	Plat	Prior to recordation remove the reference: "Preliminary, this document shall not be recorded for any..."	understood	Prior to recordation	
4	Plat	Wastewater Pro-Rata - 833.50 LF x \$12.18/LF = \$10,152.03	understood	Prior to recordation	

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, for Fire Hydrant along Ayers	
Wastewater		No
Stormwater		No
Fire Hydrants	Yes	
Manhole		No
Sidewalks	Yes, 5' wide along Ayers	

understood
understood
understood
understood

Streets		No
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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	Plat	Add the following note to the Plat document "Driveway access to Ayers Street shall conform to access management standards of Texas Department of Transportation."	No, Ayers is not a TxDOT R.O.W.	Addressed		
2	Informational	See Utilities Department Comments hereafter.	understood	Addressed		
3	Informational	See TXDOT Comments hereafter.	understood	Informational		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Fire Protection along Ayers.	understood	Prior to plat recordation		
2	Plat	No wastewater construction is required for platting.	understood	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	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	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial and industrial Area shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. 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			
		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			
		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. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	understood			

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	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	Plat	This replat is located along and immediately adjacent to out bound bus stop #564 located along the west right-of-way line of Ayers Street in front of the Mission Shopping Center. This stop is served by bus Route 19G Ayers/Greenwood. Please note that the ADA compliant concrete bus stop landing pad, bus bench and pole/sign assembly are located completely within the Ayers Street right-of-way. Should any adjustments be required for this existing bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	Understood			

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Contact George L. Guerra, 361-826-6448, there is AEP distribution located on the property and easements are not labeled.	An easement has been added. We are working with AEP on locating additional easement locations, which will be added prior to recordation.	Prior to plat recordation		

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

	TxDOT ROW SH 286/SH 1 358 FRTG:	A continuous shared/cross access easement shall be provided along SH 286 Frontage. Shared access between Lot 4F and Lot 4E shall be provided.	Note has been added	Not Addressed	After conversation with txdot a shared easement has been added.	Addressed
	TxDOT ROW SH 286/SH 2 358 FRTG:	NOT ADDRESSED: Drainage to meet the most current TxDOT guidelines and approval. No surface storm water discharge will be allowed from the site.	Site is currently fully developed. Current plans for Lot 4F is for redevelopment will not create a difference between pre and post drainage conditions.	Not Addressed	Note has been added per TxDOT request.	Addressed

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