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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-2-2020

TRC Comments Sent Date: 4-9-20

Revisions Received Date (R1): 4-10-20

Staff Response Date (R1): 4-27-20 TRC comments met. Set for PC.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: May 13, 2020

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: **20PL 1029**

WESTPOINT CROSSING UNIT 2, BLOCK 1, LOT 1 (FINAL – 6.58 ACRES)

Located west of SH 358 and north of Westpoint Road.

Zoned: CG-2

Owner: Peterson Properties, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property for a commercial lot.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove dashed line within property that is the boundary of Tract 3-B and Tract 4.	has been removed	Addressed.		
2	Plat	Proposed Lift station Site to be shown as a Public easement. Provide document number or include in platted area.	Lift station site will be deeded to the city. Recording information will be shown onve deed has been filed.	To be addressed prior to recordation		
3	Plat	Water Acreage fee= 6.58 Acres x \$1,439.00 = \$9,468.62	understood	To be addressed prior to recordation		
4	Plat	Waste water Acreage fee= 6.58 Acres x \$1,571.00 = \$10,337.18	understood	To be addressed prior to recordation		

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

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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks		No, ditches prevent constructing sidewalks.
Streets		No

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		Public Improvements Plans are required for water and wastewater main prior to plat recordation; 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	To be addressed prior to recordation		
2	Utility Plan	Show and label the proposed Private Wastewater Lift Station and wastewater main; keep in mind the conversation you had with Mr. Michael Johnston, no reimbursement is allowed for a VA (government project).	This is just wrong. It is a master plan lift station and is eligible for reimbursement as it will serve additional properties. In addition, the VA Clinic facility is privately owned and leased to the government.	Not Addressed: You need to address this item With Mr. Michael Johnston. To be addressed prior to recordation.		
3	Utility Plan	Please don't place the proposed FH at the stormwater crossing on West Point Road.	Understood, please see attached revised utility plan.	Addressed.		
4	Plat	Provide a cross access easement between lots 1 and 2.	No, Not necessary or required	Addressed.		
5	Plat	Add the following note "all driveways on West Point Road shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	To be addressed on site development.		
6	Informational	See TXDOT Comments hereafter.	Understood	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood	To be addressed prior to recordation		
2	Plat	Wastewater construction is required for platting.	Understood	To be addressed prior to recordation		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	To be addressed on site development.		
2		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. SH 358 SBFR (SPID) is a TxDOT maintained roadway.	Understood	To be addressed on site development.		

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	Plat	Note: Plat indicates that property line (if correct) includes secondary entrance to Woodspring Suites at 1026 S. Padre Island Dr. at West Point Rd.	1026 S.P.I.D. Is catty-corner to the subject property. Comment is irrelevant	Addressed.		
2	Infor:	Commercial Development: WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial Areas: shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	To be addressed prior to recordation		
3	Infor:	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Understood	To be addressed on site development.		
		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	To be addressed on site development.		
4	Infor:	503.1.1 Buildings and 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 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access	Understood	To be addressed on site development.		
5	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.		
6	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.		

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7	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. Further review will be required through Development Services and the Corpus Christi Fire Marshal's Office.	Understood	To be addressed on site development.		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	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 currently located along but may be served by a future CCRTA bus route.	Understood	Addressed.		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.6 miles Southeast of CCIA, 3 miles North of Cabaniss ALF will be subject to potential aircraft transit noise. Airspace study may be required based on construction.	Understood	Addressed.		

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	No comment.	Understood	Addressed.		

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

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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