

PLAT REVIEW COMMENTS

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: 18PL1098

THE VILLAGE AT TIMBERGATE, BLOCK 1, LOTS 3 & 4 (PRELIMINARY – 21.18 ACRES)

Located south of Timbergate Drive and east of South Staples Street (FM 2444).

Zoned: CG-2 & CN-1

Owner: H-E-B, LP

Engineer: Urban Engineering

The applicant proposes a preliminary plat to sell a portion of unplatted property.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1.	Plat	Although closure is not determined on preliminary plats this plat closes.	Understood	Correct		
2.	Plat	The plat name will be The Village at Timbergate Unit 1, Block 1, Lots 3 and 4.	Correction has been made	Correct		
3.	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Additional dimensions have been added	Correct		
4.	Plat	Label the complete and correct legal description of the adjacent properties.	Correction has been made	Partially correct, add Crossgate,V46/P247-249.	Additional label has been added	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Revise the preliminary plat title to include Block 1, Lots 3 & 4.	Correction has been made	Addressed
2.	Plat	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
3.	Plat	Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan	Note has been added	Addressed
4.	Plat	Add the following note on the plat: Water and Wastewater fees shall be paid prior to recordation of the final plat.	Note has been added	Addressed
5.	Plat	Phased development: Provide phase boundaries, phase number, phasing schedule, number of acres in each phase, and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing).	Lot 3 is a proposed Apartment Complex and it will be constructed in a single phase. Lot 4 is proposed commercial/retail with no current development plan at this time. Note and phasing boundaries have been added.	Addressed
6.	Plat	On the plat identify Zoning designation boundaries.	Zoning line has been added	Addressed

ENGINEERING			
Public Improvements Required?		<input checked="" type="checkbox"/> Yes At Final Plat Lot 4 <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Wastewater <input type="checkbox"/> Manhole(s)	<input checked="" type="checkbox"/> Stormwater	<input type="checkbox"/> Streets <input type="checkbox"/> Sidewalks

Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	15 feet U.E. along S Staples St. (FM 2444) shall be parallel with the property boundaries.	We disagree. Utilities would be installed in a straight line. Not around jog in boundary line.	Concur
2.	Plat	Timbergate Dr. is a proposed 75' C-3 collector right of way and South Staples St. is a proposed 130' A-3 arterial right of way. Provide dedication for half street distance on both streets.	We agree that Timbergate is a C-3. However, it is a fully developed street. Additionally, the City specifically stated that no additional R.O.W. along Timbergate was required with the final plat of the adjacent Lot 2, Block 1. Only 10' feet of additional R.O.W. was required with the platting of Lot 1, Block 1. At the time Lot 1, Block 1 was platted, additional dedication along the Northeast boundary of proposed Lot 3 was dedicated up to South Staples Street. We disagree with the request for additional R.O.W. along South Staples Street, as it a TxDOT R.O.W. and they did not request additional R.O.W. as part of their comments for this plat.	Concur, ROW established The Village at Timbergate Unit 1 Lot 2 Block 1. For S Staples the response concur.
3.	Plat/SWQMP	Revise note of receiving water and add Oso Creek Basin since a portion of Lot 4 is within the boundaries of the Oso Creek Basin.	Note has been revised.	Concur
4.	SWQMP	Does existing storm system along Timbergate Dr. has enough capacity to handle the storm runoff of approximately 6 acres for Lot 4. Provide calculations, if not, then extend the proposed storm water in the rear of Lot 3 till Lot 4.	Storm sewer line has been extended	Concur. Public Improvements required with site development for the storm water extension.
5.	Plat	Public improvements are required for Lot 4 (at final plat). Minimum 8" water line and fire hydrants shall be spaced 300 feet on center along S Staples St. (FM 2444).	Understood	Concur

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

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Fire hydrants shall be located so that there will be a standard City fire hydrant every 300 ft. average as measured along dedicated streets.	Understood	
2.	Plat	Fire hydrants shall flow a minimum of 1500 gpm with 20 psi residual from a single hydrant.	Understood	

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

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

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	This preliminary plat is located along and immediately adjacent to outbound stop #2535 at S. Staples & Timbergate (nearside) and is served by bus Route 26.	Understood	

		Please note that stop #2535 is located completely within the South Staples Street right-of-way so should any adjustments be required for this existing bus stop with two benches and a pole/sign assembly, a future meeting with CCRTA staff to discuss necessary alterations will be warranted.		
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NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	No comment.	Understood	

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

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Access must comply with TxDOT's Access Management Policy. Engineered drainage plan will need to be submitted, and will be subject to no net increase on flow to State right of way from current condition, and collected/metered flow into State storm sewer system. Access and drainage plans required at time of access permit request.	Understood	

NUECES ELECTRIC				
No.	Sheet	Comment	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.

ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
Understood
2. Proposed driveway and drainage into S. Staples St. (FM 2444) shall be permitted through the Texas Department of Transportation (TXDOT). Understood