

## PLAT REVIEW COMMENTS

Urban Engineering Responses in Red: October 9, 2018  
Additional Urban Engineering responses in Blue: October 23, 2018

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: 18PL1032

CALALLEN ELEMENTARY SCHOOL TRACTS (PRELIMINARY – 63.24 ACRES)  
Located north of Northwest Boulevard and Hazel Bazemore Road (CR 69)

Applicant: Calallen Independent School District  
Engineer: Urban Engineering

The applicant proposes to plat the property for a future educational facility.

### GIS

1. Closure is not checked on preliminary plats. **Understood** **Addressed**.
2. The area (acreage) of the property to the east with a tax id of 3360-0549-0106 is incorrect. In 1994 3.718 acres went to tax id 7266-0008-0010 per plat v55/p119, correct and revise. **Correction has been made**. **Addressed**.
3. Provide, and label the required yard requirement lines not shown on the plat. **Yard requirement is shown along portion that fronts on Northwest Boulevard. UTP has been amended to remove interior streets previously shown on preliminary plat**. **Addressed**.

### LAND DEVELOPMENT

1. Change 10' UE to 15' UE along Northwest Boulevard. **Correction has been made** **Addressed**.
2. Text size for bearings to be consistent along boundaries of both lots. Inside bearings and distances labels to be larger like outer bearings. **This is a preference, not a requirement. We do not make interior lot dimensions the same size as the overall boundary dimensions on final plats or historically, on preliminary plats**. **Addressed**.
3. Indicate areas of dedication with a boundary or provide a note indicating what areas were left out of the plat boundary. **We do not understand the comment. All of the property described in ownership deed is included in plat. Not Addressed. Define the boundaries of CR 69 and Canal to determine no dedication is required. County Road 69 falls entirely within the NCWID No. 3 boundaries, which varies in width from 130' to 200'. We have done extensive research in trying to locate a document for County Road 69, including an encumbrance report from a title company. If the City has record of the road dedication, please provide us with a copy and we will gladly show it. Additionally, County Road 69 is designated as a C-1 (60' Wide) collector on the Urban Transportation Plan. The centerline of the pavement is 115'+/- West of the closest part of our West boundary. Even if the entire 60' was dedicated on the east side of the centerline, this would still not reach our boundary, therefore no dedication would be required on our client's part. County Road 69 is shown for location purposes and is not our actual adjoiner**. **Addressed**.

4. Correct note pertaining to removal of roads with Ordinance number and correct "MTP" to "UTP Urban Transportation Plan". Roads and note have been removed since UTP amendment has been completed. Addressed
5. Move label of Location Plan to outside map area at bottom. Correction has been made Addressed
6. Provide the recording documents north and west to verify boundaries. Provide the Deed record for the 150' Easement and Right-of-Way. Deed references are shown on preliminary plat. It is not typical that we provide these as part of the plat submittal/review process Addressed.
7. Informational: Property is exempt from Development Fees as per UDC Section 3.8.2.1 Understood Addressed

## ENGINEERING

1. UTP amendment is required for the removal of three C1 classification roads before the application for the preliminary plat is scheduled for the Planning Commission or show the existing streets and the YR's. UTP has been amended to remove interior streets previously shown on preliminary plat. Addressed.
2. Public Improvement Plans and construction and acceptance are required for all public utilities (Water including FH's including a 12" Water line along CR69 per Master Plan / Wastewater) at the final plat stage. We disagree with this comment. We do not abut CR 69, therefore public improvements should not be required for this area. Noted. This comment will be verified with the adjacent boundaries clearly define for Land Development comment #3. Please see response to Item 3 under land development. Addressed.
3. This project site is located outside the Master Plan for Wastewater for "Allison HDR", please provide the capacity analyses to the existing wastewater lines in the area to find out if the existing lines have enough capacity to take the additional sewage from this project; this may require an amendment to the wastewater master plan area boundary. This comment must be addressed at the preliminary plat stage (NOW) (Please coordinate the response for this comment with Mr. Gabriel Hinojosa of the Utility Department, Gabriel can be reached at 826-1877). The school site is within the "Allison HDR" service area, but was assumed to be green field at time of its publishing. Attached capacity calculations for review. Not Addressed. Request engineer of record seal on the capacity calculations Seal has been added. Addressed.
4. The Utility Plan must show and label all existing and proposed utilities. This comment must be addressed at the preliminary plat stage (NOW) Currently the plat has access to both sanitary and water services. Proposed utilities shown are part of the development process and not the platting process. Addressed.
5. Utility Plan: Show the layout of the proposed street light locations on the Utility plan for approval by Traffic Engineering at the final plat stage. The only place we touch a public roadway is along Northwest Boulevard. No additional lighting should be required. Addressed.
6. Don't land lock the abutting property Owner to the north; include the Deed and a graphical representation of the Deed; provide shared access agreement if necessary. This comment must be addressed at the preliminary plat stage (NOW) Subject property is separated from County Road 69 by existing NCWCID No. 3 Canal and Right-of-Way. The property to the North is also separated from the County Road by the Canal and Right-of-Way. This plat does not create a land lock issue with its adjoiners to the North. Addressed.
7. CR 69 / Hazel Bazemore is classified as a C1 Road; show where TX DOT ROW ends and where City ROW starts; the minimum width of the ROW must be 60', please dedicate additional ROW where the existing ROW is less than 60'. Subject property is separated from County Road 69 by existing NCWCID No. 3 Canal and Right-of-Way. No additional ROW dedication is possible since there is a gap between the street and subject property. Addressed.

8. Add the following note to the Plat document "Driveway access to CR 69 shall conform to access management standards of Texas Department of Transportation and Hazel Bazemore shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances as applicable." **Note has been added Addressed.**
9. SWQMP: Indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site; evaluate providing detention basin for this project and it must be designed for the 100 year storm. This comment must be addressed at the preliminary plat stage (NOW) **The differential Q's are shown. Per attached drainage plan, we have evaluated the detention. However, we disagree with the 100 year storm requirement. Not Addressed. Request engineer of record seal on the storm water quality management plan. Seal has been added. Addressed.**

#### TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. **Understood Addressed**
2. Follow TXDOT Access Management guidelines for FM 624. Driveway permits are issued by TXDOT for access onto FM 624. **Understood Addressed**
3. The City (Street Operations-Traffic Engineering) presented Urban Transportation Plan amendments to the City's Transportation Advisory Commission (TAC) on Monday, March 26, 2018. City staff recommended the removal of the "proposed collector streets within the current preliminary plat boundary in addition to the removal of the designation of the existing "C1" designation for River Canyon Drive. TAC recommended approval of the UTP amendments. The proposed UTP amendments still require City Council approval. **Understood Addressed**
4. The City and TXDOT have coordinated to develop a scope for a traffic study for the proposed school site. Recommended improvements should be included in the final construction plans. **Understood Addressed**

#### FLOODPLAIN

1. No comment. **Understood Addressed**

#### FIRE

1. No comment. **Understood Addressed**

#### GAS

1. No comment. **Understood Addressed**

#### PARKS

1. No comment for Preliminary plat. **Understood Addressed**

#### REGIONAL TRANSPORTATION AUTHORITY

1. This preliminary plat is not located along an existing or foreseeably planned CCRTA service route. **Understood Addressed**

#### NAS-CORPUS CHRISTI

1. No comment. **Understood** **Addressed**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Understood** **Addressed**

AEP-TRANSMISSION

1. No comment. **Understood** **Addressed**

AEP-DISTRIBUTION

1. No comment. Will get easements by separate instrument when needed. **Understood** **Addressed**

TXDOT

1. Access will be required to meet TxDOT Access Management requirements. Engineering Analysis or TIA may be required at time of access permit request, along with drainage plan.  
**Understood** **Addressed**

NUECES ELECTRIC

1. No comment. **Understood** **Addressed**

**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. The property is zoned "RS-6" Single Family 6. **Understood** **Addressed**