

PLAT REVIEW COMMENTS
Responses from Urban Engineering in red: 12-19-18

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: 18PL1115

CALLEN ELEMENTARY SCHOOL TRACT, BLOCK 1, LOT 1 (FINAL – 19.71 ACRES)

Located north of Northwest Boulevard and east of Hazel Bazemore Road.

Zoned: RS-6 Single-Family 6

Owner: Calallen Independent School District

Engineer: Urban Engineering

The applicant proposes to plat the property for the development of a new school.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	The plat closes within acceptable engineering standards.	Understood	Addressed.
2.	Plat 2	Northwest Blvd. is a 130' A3 arterial right of way and County Rd. 69 is a 60' C1 collector right of way. Additional street dedication may be required.	Northwest Boulevard is a TxDOT Right-of-way. TxDOT has not requested additional right-of-way in its review of the preliminary or final plat for this project. The centerline of the existing County Road 69 is over 120' West of the Westernmost boundary of the subject tract. If necessary, additional right-of-way would need to be acquired from the adjacent Nueces County Water Improvement District No. 3 property and not the subject property.	Addressed. Understood and agree.

3.	Plat 2	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.	The location of County Road 69 was discussed with City staff during the preliminary plat review. It was determined that no current information exists to correctly label the location of Country Road 69. Additional dimensions have been added to Northwest Boulevard.	Addressed and agree.
4	Plat 2	Label the complete and correct legal description of the adjacent properties.	Labels have been added/updated	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Move the Street label closer to the centerline for Northwest Boulevard.	Label has been moved.	Addressed.
2.	Plat 2	Provide label for Hazel Bazemore Road. Provide other labels as shown on Preliminary plat (City limit line, Canal easement). Verify if any dedication is warranted to show on this plat.	The location of County Road 69 was discussed with City staff during the preliminary plat review. It was determined that no current information exists to correctly label the location of Country Road 69. Label for Hazel Bazemore Road has been added. The centerline of the existing County Road 69 is over 120' West of the Westernmost boundary of the subject tract. If necessary, additional right-of-way would need to be acquired from the adjacent Nueces County Water Improvement District No. 3 property and not the subject property.	Addressed.
3.	Plat 2	Provide 25 feet Y.R. along lot fronting canal and CR-69.	We disagree. The subject property is separated from County Road 69 by the Nueces County Water Improvement District No. 3 property	Addressed.

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

Disagree, street construction is not required as part of plat (sidewalk is part of the street 12/27/2018)

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☒ Yes ☐ No **List Waivers:** Sidewalk

ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	<p>Public improvements are required for the following:</p> <ol style="list-style-type: none"> Sidewalks along FM-624 per ADA Master Plan sheet G-9. <p>Public improvements shall be completed and accepted prior recordation of plat.</p>	A waiver will be submitted	<p>Not addressed.</p> <ol style="list-style-type: none"> Submit Waiver letter citing the specific UDC Sections for Article 8 requested to be waived. Layout/Schematic/drawing of the improvement or design standard to be waived. For construction items, provide a cost estimate of the construction waiver. Provide \$160.00 fee payment per UDC Section 3.8.3.D. <p>Plat consideration by the Planning Commission must follow PC action on waiver request. 12/27/2018</p> <p>Addressed on 1/8/19</p>

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Public Improvements should include requirements/recommendations provided for in the Traffic Impact Study.		To be Addressed on Public Improvements
2.	Plat	Proposed driveway access to a public City		To be addressed on Public

		Street shall conform to access management standards outlined in Article 7 of the UDC		Improvements
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FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.	Understood	Addressed.

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Per the City of Corpus Christi Water Distribution System Standard a city fire hydrant will be located every 300 feet as measured along dedicated streets and flow 1500 gpm at 20 psi 1500 gpm at 20 psi residual.	Understood	Addressed.
2.	Utility Plan	INFORMATIONAL NOTE: A fire hydrant shall be located within 100' of any require Fire Department Connection (FDC)	Understood	Addressed.
3.	Utility Plan	INFORMATIONAL NOTE: Per IFC 2015 Section 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portions of a building hereafter constructed or moved into within the jurisdiction. The fire apparatus access road shall allow access to all sides for buildings in excess of thirty thousand (30,000) square feet.	Understood	Addressed.
4.	Utility Plan	A fire hydrant shall be located within 100' of any require Fire Department Connection (FDC)	Understood	Addressed.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Understood	Addressed.

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	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
1.	Plat 2	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
1.	Plat 2	No comment.	Understood	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Understood	Addressed.

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Understood	Addressed.

AEP-DISTRIBUTION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Understood	Addressed.

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Access to FM 624 to meet TxDot Access Management Requirements and have TxDot Approved Driveway Permit, at or before building permit stage.	Understood	Addressed.
2.	Plat 2	Drainage discharge into TxDot right-of-way	Understood	Addressed.

		(if any), to meet TxDot Requirements and have TxDot Approval.		
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NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	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. The plat is exempt from Development Fees as per UDC Section 3.8.2.I., but shall remit all costs necessary for public notice and recording fees. Understood
2. 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