

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: 18PL1138

TULOSO RESERVE (PRELIMINARY – 21.56 ACRES)

Located south of Leopard Street and east of Rand Morgan Road.

Zoned: RS-4.5

Owner: NP Homes, LLC

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property for a 109-lot single-family residential development.

GIS				
No.	Sheet	Comment	Applicant Response (1 st 1/11/19) (2 nd 2/7/19)	Staff Resolution
1.	Plat 1	Although closure is not determined on preliminary plats the plat closes.	Ok.	Correct
2.	Plat 1	All lots are to be dimensioned to determine minimum zoning requirements and minimum intersection requirements.	Done.	Correct
3.	Plat 1	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	Done.	Correct
4	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.	Done. Redone. (2 nd 2/7/19)	Incorrect, label the width of Rand Morgan Rd. Corrected 2/8/19
5	Plat	The location map is without direction, add a north arrow.	Done.	Correct
6	Plat	Correct the spelling of Rand Morgan Rd.	Done.	Correct

7	Plat	Rand Morgan Rd. is a proposed 100' arterial right of way requiring the corner radius at Edward Teach St. to have a minimum 20' radius at both intersecting corners.	Done, our side only (don't own adjacent).	Correct
8	Plat	Label the complete and correct legal description of the adjacent properties.		Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.		Plat will not be scheduled for Planning Commission meeting until rezoning is approved by second reading at City Council. Various lots, including but not necessarily limited to Block 2, Lots 34-46 do not meet minimum square footage and/or minimum lot width for current RS-6 zoning. Block 2, Lot 34 does not meet minimum lot width for current RS-6 zoning.	Lots will be OK for RS 4.5.	Noted. 2/26/19: Addressed. Rezoning case 0119-02 N.P. Homes, LLC changing zoning from RS-6 to RS-4.5 approved by City Council on 2/19/2019.
2.	Plat 1	Update Note 10 to "...with the current Zoning District Development Standard for minimum area.	Done.	Addressed.
3.	Plat 1	Update Note 14 to "Each lot shall conform to the Zoning District's Development Standard for Lot Width."	Done.	Addressed.
4.	Plat 1	Replace Note 15 to 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.	Done.	Addressed.
5.	Plat 1	Provide name and legal description for north and east adjacent properties.	Done.	Not addressed. Legal description name not provided. Not addressed. Legal description name not provided. 2/13/19
6.	Plat 1	Contours are required only in FEMA Flood Zones.	OK.	Addressed.
7.	Plat 1	Provide a total of 15' UE at rear of lots in	Done.	Addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		Block 3 and Block 4.		
8.	Plat 1	Move the Developer's information closer to the Title block.	Done.	Addressed.
9.	Plat 1	Verify the street radius for the street knuckles to be a minimum 59' radius.	45' works well. 59'R not needed. All previous subs used 45'. All meet 50' (2 nd 2/7/19)	Not addressed. Verify the lot widths of the lots at these knuckles meet the 50' lot width measured at the YR. Not addressed. Provide the arc dimension at the YR for these lots. 2/13/19
10.	Plat 1	Provide boundary for street dedication with light hatch.	Done.	Addressed.
11.	Plat 1	Provide proposed phasing and the year for each phase.	Done. Phase 1 now (ASAP). Phase 2 three years from now. Don't have better info. (2 nd 2/7/19)	Not addressed with a plat note. Informational: Preliminary plats expire after two years from date of the Final plat approval. Not addressed. Also provide a plat note.
12.	Plat 1	Minimum Y.R. along Rand Morgan Rd. shall be 20 feet for RS-4 and 25 feet for RS-6	We did not have to do this in previous plats along Rand Morgan Road. No future lots on RM will front RM. (2 nd 2/7/19)	Not addressed. Not addressed. 2/13/19
13.	Plat 1	Minimum U.E. along Rand Morgan Rd. shall be 15 feet.	This hurts our buildable area. 10' UE goes with 10' YR. (2 nd 2/7/19)	Not addressed. Not addressed. 2/13/19
14.	Plat 1	Minimum Y.R. for Block 1, Lot 16, Block 2, Lot 1, shall be 20 feet for RS-4.5 and 25' for RS-6.	OK. Not for side yards (2 nd 2/7/19)	Addressed with UDC interpretation.
15.	Plat 1	Corner Lot Side Y.R. must equal Front Y.R. per UDC 4.2.10 for lots including but not limited to Block 1, Lots 1 and 16; Block 2, Lot 1.	We have not done this on other plats. No larger side YR to meet in adjacent undeveloped land (2 nd 2/7/19)	Not addressed. Partially addressed. 2/13/19 The Lot fronting Rand Morgan Road is to have a 20 YR and 15' UE.
16	Plat 1	Add Note to plat stating that Anne Barry		

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		Street shall be projected north to adjacent property when adjacent property is platted, per UDC 8.2.1.E.		
17.	Informational	Development fees will apply for final plats.	OK	Noted.

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Provide an additional external access point per UDC 8.2.1.D.	Two access streets are good. Ann Boney Will have to be extended in future (2 nd 2/7/19)	Not addressed. (2/6/19) Addressed with UDC interpretation
2.	Plat	All rear and side combined easements shall be not less than 15 feet per UDC 8.2.3	OK. Done. (2 nd 2/7/19)	Not Addressed for Block 1, Block 2, Lots 1 thru 12, Lots 30 thru 46 2/06/2019 Addressed.
3.	Plat	Provide driveway approval from TxDOT for location of Edward Teach St.	Plat sent to TxDot for comments	Noted. Driveway permit shall be approved prior of plat being sent to Planning Commission. 2/6/2019 2/27/2019: Senior City Planner: Driveway permit shall be approved prior to final plat being scheduled for Planning Commission.

4.	Plat	Provide curve data table, dimensions and numbers for all the curvatures on the proposed plat.	Radii are shown.	Noted 2/6/2019
5.	Plat	The Tract is between two storm basins. Revise the storm water note with the two basins.	The subject site is in one basin. MDP K-11 indicates all drainage of site is to SE, thence via pipes thru McNorton Sub, thence via ditches to Oso Creek. Can all be seen on Google. (2 nd 2/7/19)	Not Addressed, provide survey indicating the existing site outfall is to Oso Creek. The watershed ridge line is conflicting with the City Records. 2/6/2019 Not Addressed. 2/27/19
6.	Plat	Provide city ordinance for the offsite easements Doc# 2018051855 & Doc# 2018049674	There are no ordinances for these easements. The easements are thru property owned by others and executed by others. Will try to get new instruments executed. (2 nd 2/7/19)	These easements documents are not signed by the Executive Director of Public Works. Easement shall be dedicated by separate instrument and need to be submitted to City of Corpus Christi prior of approval of any construction subdivision drawings for subdivision and label in the plat easement Doc. XXX by separate instrument. 2/6/2019 Addressed. Recorded easements by separate instrument are recognized as public easement.
7.	Utility Plan	Minimum size of tap into the existing 16" shall be not less than 8" and 8" water main with fire hydrants (every 300 ft.) along your side of ROW along Rand Morgan Rd.	OK	Noted. In construction plans for the final plat provide all the services connection for water and waste water with cross sections. 2/6/2019
8.	SWQMP	SWQMP not approved, outfall pipe shall connect via underground system into the existing grate inlet.	Done.	Addressed 2/6/2019
9.	SWQMP	Provide HGL to verify capacity of the existing 30" storm system.	Done. Storm event is 5-year. (2 nd 2/7/19)	Partially addressed. Provide the pipe storm year event of the proposed underground storm water system for the subdivision. 2/6/2019 Not addressed on a revised SWQMP
10.		Public Improvements are required for	OK.	Noted 2/6/2019

		water including Rand Morgan Rd., waste water, storm water, sidewalk including along Rand Morgan Rd., street lights, street sign & street construction. If waiver is requested for any improvements, it shall be requested at Preliminary Plat stage.		
11.	Informational	Proposed driveway access and storm water runoff into a TxDOT street, shall conform to access management of Texas Department of Transportation and subject to their approval.	OK	Noted 2/5/2019

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction will be required for platting on the Final Plat (Information: supply lines for the main water distribution loop shall be a minimum of 8" in diameter).	6" within subdivision (looped)	Noted.
2.	Utility Plan	Wastewater construction will be required for platting on the Final Plat (Information: minimum TCEQ required separation must be maintained between sanitary sewer system and water system).	OK	Noted.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. A permit is required for access onto TXDOT ROW (Rand Morgan Road) for Edward Teach Street.	OK	Noted.
2.	Plat	Provide the distance from CL of Goodnight-Loving Trail to CL of Edward Teach St. Distance must meet City minimum offset distance of 125' and required TXDOT minimum offset distance.	235'	Addressed.
3.	Plat	Provide proposed street light locations.	BY AEP	Noted. This requirement is part of a

				Public Improvement review.
4.	Plat	A temporary turnaround is required for Anne Bonny Street.	Not this close to a street intersection	Noted. The distance is less than the threshold requirement for a turnaround.
5.	Plat	Prohibit driveway access onto Rand Morgan Road for Lot 1, Block 1.	Done (Note 16).	Addressed.

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Illustrate hydrant locations. Hydrant location not to be more than 600 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (750GPM, with 20 psi residual pressure).	In construction Plans	Noted.
2.	Utility Plan	Per Section D107, IFC 2015, Developments of 1 & 2 family dwelling where the number of dwellings exceeds 30 shall be provided with 2 separate and approved fire apparatus access roads. They shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served.	Done. Have two separate access streets, one present and one future. Subject developer is trying to buy tract immediately to the north. (2nd 2/7/19)	Not addressed. Addressed as Informational, with Options for the Final Plat as follows: 1. Acquire Access Easement from adjacent owner for temporary fire access road. 2. Phase I final plat limited to 30 lots. 3. Appeal to Board re: Fire Access requirement on basis of having a "future" access.
3.	Utility Plan	INFORMATIONAL NOTE: Fire apparatus access roads shall have an unobstructed width of not less than 20 ft. or 26 ft. at hydrant locations exclusive of shoulders, per International Fire Code 2015 and 26' for aerial apparatus access	OK	Noted.

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Add 7.5' U.E. on each side of side lot line between the following pairs of lots: --Lots 14 & 15, Block 1 --Lots 15 & 16, Block 2 --Lots 33 & 34, Block 2 --Lots 12 & 13, Block 3.	Done	Addressed.
2.	Plat 1	Change 10' U.E. along rear of Block 2, Lots 48-55, to 15' U.E., and also extend this 15' U.E. south across Block 2, Lot 47.	Done	Addressed.

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

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 2.90 miles NNW of the approach end of runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.		Noted.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Located approximately 2.90 miles NNW of the approach end of runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.		Noted.

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

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

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.