

PLAT REVIEW COMMENTS**Urban Engineering responses 2-7-19/Revised 3-8-19/ Revised 4-8-19/City Staff Response 4-19-19**

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: 18PL1141

DEL MAR SOUTH CAMPUS (PRELIMINARY – 93.62 ACRES)

Located north of Yorktown Boulevard and west of Rodd Field Road.

Zoned: FR Farm Rural

Owner: Del Mar College District

Engineer: Urban Engineering

The applicant proposes to plat the property for the development of a college campus.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Although closure is not determined on preliminary plats the plat closes.	Understood	Correct
2.	Plat 1	Dimension the 3994 sq. ft. street dedication tract adjacent to Rodd Field Rd. and verify it corresponds with the City's Rodd Field Rd. Expansion Project No. E15112.	Width has been added to call-out and details have been added	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.	Reference has been added to legend	Correct
4	Plat 1	In the plat notes add the following: The developer has granted and conveyed, and by these presents does hereby grant and	We disagree to adding the notes. The easements of record should contain this language. The declaration would be a	To be addressed at final plat(s). Although your comment is understood, it is recommended to include this note as it

Plat Review Comments

Friday, January 18, 2019 / Updated Thursday, January 31, 2019 / Updated Monday, March 15, 2019/ Updated Tuesday, April 19, 2019

		convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, it's successors and legal representatives, the free and uninterrupted use, liberty, privilege and easement, of going in, over, under and along the certain tract of land called a Drainage Easement, labeled as such. Together with the free ingress, egress and regress to and for the City for the purpose of maintaining a public drainage facility, and for the purpose of maintaining, servicing, repairing and inspecting said public drainage facility under, on and along said tract.	reiteration and unnecessary.	will clarify the drainage easement without having to view the corresponding recorded documents and will benefit other entities or agencies.
5	Plat 1	Yorktown Blvd. is a proposed 130' A3 Arterial right of way requiring additional street dedication.	We agree Yorktown is a proposed A-3, however full street improvements were recently completed along this section of Yorktown Boulevard within the current Right-of-way boundaries, so no additional ROW is being provided with this plat. Additional dedication has been provided as requested	Not Addressed. See Land Development, Development Services Engineering and Traffic Engineering Department Comments. Addressed per senior staff and management 4/19/2019.
6	Plat	Label the complete and correct legal description of the adjacent properties.	Legal descriptions have been revised	Correct.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	The Yard Requirement line type on the Legend is not consistent with YR line type on the plat.	Legend has been updated	Addressed.
2.	Plat 1	Contours are only required for properties within a FEMA flood zone.	Agree. Contours have been removed for clarity	Addressed.
3.	Plat 1	Rodd Field Road and Yorktown Boulevard are proposed A3 Arterial streets with a	Rodd Field Road meets the 130' Wide requirement with the additional 5'	Not addressed.

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
		130' ROW requirement. Show street dedication to meet requirement of half street distance.	dedication with this plat. We agree Yorktown is a proposed A-3, however full street improvements were recently completed along this section of Yorktown Boulevard within the current Right-of-way boundaries, so no additional ROW is being provided with this plat. Additional dedication has been provided as requested	Addressed per senior staff and management 4/19/2019.
4.	Plat 1	Provide reference or documentation for the remaining right of way acquisition along Rodd Field Road frontage meeting the half distance shown on the plat in relation from the 20' half distance on the previous plat.	We are unable to locate a document showing this. The East 35.289 Acres of our plat was owned by the City of Corpus Christi and conveyed in a Special Warranty Deed to Wayne Lundquist Jr. recorded in Volume 1966, Page 967, D.R.N.C.T. The description in that deed calls Rodd Field Road a 120' foot wide roadway and excluded the 60' between our East boundary and the centerline of Rodd Field Road. This leads us to believe that the City retained ownership of this strip when conveying the property and therefore a separate description was not prepared. Additionally, this was not required of LJA when approving the 5' Right-of-Way Easement dedication along Rodd Field Road that was recorded in March of last year and referenced on our plat.	Addressed.
5.	Plat 1	Provide a 15-foot maintenance easement along Master Channel 31 drainage right-of-way. Provide a 20-foot Public Access Easement parallel to above easement as per request of Planning ESI comment #1.	The existing Master Channel 31 already includes a maintenance strip within its existing ROW See comment Planning ESI 1	Addressed.
6.	Plat 1	Provide a 20-foot Sidewalk Easement along the west boundary of Lot 2 as per request of Planning ESI comment #2.	Easement has been added	Relabel "Sidewalk Easement" to "Public Access Easement." Not Addressed. Provide a leader note to

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
				Public Access Easement indicating Phase I.
7.	Plat 1	Remove the dimension leader lines on north east corner of Lot 1.	Correction has been made	Addressed.
8.	Plat 1	Note 4: change "and effective date" to "an effective date" in two places.	Correction has been made	Addressed.
9.	Plat 1	On the plat show and label the proposed phasing and scheduling of development. (UDC Section 3.7 Master Preliminary Plat). Include the land along the western boundary and northern boundary in phase 1, for development of off-road multi-use trail and bridge (see Planning & ESI Comment 1 and 2).	<p>Note and phase lines have been added to preliminary plat.</p> <p>Easement has been added. The city request to construct the trail and bridge on the west side of property is not enforceable by ordinance and cannot be a condition of the final plat. We request this item be removed from comments. Improvements that are not necessary for service and do not serve the final platted property cannot be required on offsite property not within the final plat boundary. Additionally, there already exist an agreement between the college and the city to coordinate and cooperate on development of the said trail and bridge and that using the plat to extract it from the college is not necessary and inappropriate.</p>	<p>Not Addressed. Staff recommends conveyance of public access easement by separate instrument and completion of improvements (bridge and trail) during Phase 1 development. Revise Plat Note 7 accordingly.</p> <p>Not Addressed. The trail and bridge to be constructed by completion of Phase I or as agreed to by separate Inter-Local Agreement. All public infrastructure associated with Lot 1, Block 1 to be completed in Phase I. Revise Plat Note 7 accordingly.</p>
10.		Update sheets with date of revision, placed near date of submittal.		Addressed.

PLANNING ESI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	Per UDC 8.1.4 and 8.2.1, dedicate and construct an off-road multi-use trail along the south side of Master Channel 31 in accordance with the Strategic Plan for Active Mobility Phase 1.	A multi-use trail already exists on the North side of Master Channel 31 for portions of this property. Its previous establishment on North side of Ditch precludes similar requirement on South side of Ditch.	Addressed.

2.	Plat 1	Per UDC 8.1.4 and 8.2.1, dedicate and construct an off-road multi-use trail and bridge along the west side of the property in alignment with Bronx Ave to the north in accordance with the Strategic Plan for Active Mobility Phase 1. Since Bronx Avenue on the Del Mar College property was removed from the Urban Transportation Plan, one-way cycle tracks per the Plan on each side of the road for the exclusive use of bicyclists is no longer necessary and staff has determined the appropriate facility in the absence of a roadway is the off-road multi-use path.	Assume this is informational as this is a preliminary plat that will not have construction requirements. Del Mar college has not agreed to trail type or participation in a bridge at this time. These items will be determined in the future as Del Mar or City development progresses the need for such facilities.	Not Addressed. See Land Development Comment #9. Prior to recordation of final plat(s): The trail and bridge to be constructed by completion of Phase I as agreed to by separate Inter-Local Agreement. Revise Plat Note 7 accordingly.
----	--------	---	---	---

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

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 1	Yorktown Blvd. is a proposed 130' A-3 arterial right of way and Rodd Field Rd. is a proposed 130' A-3 arterial right of way. Provide dedication for the required half street distance for both streets.	Rodd Field Road meets the 130' Wide requirement with the additional 5' dedication with this plat. We agree Yorktown is a proposed A-3, however full street improvements were recently completed along this section of Yorktown Boulevard within the current	Not addressed. See Land Development #3. Addressed.

			Right-of-way boundaries, so no additional ROW is being provided with this plat.	
2		As per letter of consideration from Del Mar CIO dated June 7, 2017 on the UTP amendment for closing of Bronx Avenue; provide dedication of a pedestrian / bicycle right-of-way easement from the vicinity of the Bill Witt Park entrance on Yorktown Blvd. to a point north on the subject property that will intersect with the drainage ditch. The applicant would also be responsible for the construction of the pedestrian/bicycle path and bridge infrastructure. The proposed path and bridge system are to be consistent with the City's adopted mobility plan.	See response to Item 2 under Planning ESI	Not Addressed. See Planning & ESI Comment #2 and Land Development Comment #9. See Planning & ESI Comment #2 and Land Development Comment #9.
3	Plat 1	Public Improvements are required for the following: a. Water main of minimum 8" and fire hydrants shall be spaced 300 feet on center along Rodd Field Rd. and Yorktown Blvd. b. Wastewater shall be per city Master Plan (Oso W.R.P. Service Area Sub Basing SPA 30). c. Sidewalks are required along Rodd Field Road and Yorktown Boulevard d. Hike and bike trail construction per city's adopted mobility plan Ordinance 031190 and MPO 030861 Public Improvements shall be completed and accepted prior to plat recordation. If waiver is requested for any improvements, it shall be requested at Preliminary Plat stage.	The City project for Rodd Field Road and Portion of Yorktown should install waterline and hydrants as required, such that the improvements provided in that project are not impacted by additional water line work requested. Have attached plans from Rodd Field Road project demonstrating 600' Fire Hydrant spacing as required is proposed in that project. ←to be installed as part of on-going Rodd Field Road project ←Where does this apply? I do not believe the City can require construction of this trail and it already exists on the North side of ditch	Developer is responsible for requisite public infrastructure along Yorktown Blvd. and Rodd Field Rd. not installed by city bond initiative. Prior to recordation: to be addressed at Public Improvement review with associated final plat(s).
4	Utility Plan	Revise utility plan with the proposed requirements.	See response to item 3 above this one	Update utility plan: 1- Identify developer required public infrastructure along Yorktown Blvd.

				<p>2- Identify developer required public infrastructure along Rodd Field Rd. and city installed infrastructure per Bond 2018 design.</p> <p>3- Identify developer required public infrastructure for city waste water master plan.</p> <p>4- Identify bridge and trail within easement by separate instrument.</p> <p>Prior to recordation: to be addressed at Public Improvement review with associated final plat(s).</p>
--	--	--	--	---

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction will be required on Final Plat (Information: No dead-end mains will be permitted).	Understood	Informational
2.	Utility Plan	Wastewater construction will be required for Final Plat.	Understood	Informational

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.	Understood	Required at Final Plat with public improvements.
2.	Plat	This plat is contained within the limits of the City Rodd Field Road Improvement Project (Bond 2014). Refer to plans and coordinate any driveway construction with the City's Engineering Department.	Understood	Required at Final Plat with public improvements.
3.	Plat	Verify proposed driveway on Rodd Field Road does not conflict with proposed	Understood	Required at Final Plat with public improvements.

Plat Review Comments

Friday, January 18, 2019 / Updated Thursday, January 31, 2019 / Updated Monday, March 15, 2019/ Updated Tuesday, April 19, 2019

		location of bus stops or other proposed enhancements shown in the Rodd Field Road Improvement Project (Bond 2014).		
4.,	Plat	Per the TIA prepared for the Del Mar Campus, improvements are recommended for a driveway along Yorktown Boulevard. These improvements (storage lanes, signs, marking, etc.) shall be included in the Public Improvement plans.	Applies to final plat	Required at Final Plat with public improvements.
5.	Plat	Per <i>Del Mar College Southside Campus</i> TIA, Driveway #3 (across from Bay Drive, should provide for a left turn storage lane on Yorktown Boulevard for eastbound traffic (150'). A 150' right turn lane, in the westbound direction, was recommended, however, coordination with the City's Engineering Department is required for this right turn lane design. The driveway has to be wide enough to accommodate 2-outbound lanes, a left-turn lane and a shared straight-right lane, and 1-inbound lane. The driveway will be controlled with a STOP sign.	Applies to final plat	Required at Final Plat with public improvements.
6.	Plat	Per the <i>Del Mar College Southside Campus</i> TIA, Driveway #2 (across from Bichon Drive, should provide for a 150' right turn lane, in the westbound direction, was recommended. The driveway has to be wide enough to accommodate 2-outbound lanes, a left-turn lane and a shared straight-right lane, and 1-inbound lane. The driveway will be controlled with a STOP sign.	Applies to final plat	Required at Final Plat with public improvements.

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	Fire hydrant location are not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (1500 GPM, with 20 psi residual pressure).	Understood	Informational
2.	Utility Plan	Informational Note: A fire hydrant is required within 100' of a FDC, fire department connection.	Understood	Informational
3.	Utility Plan	Informational Note: Per Section 503.1.1 IFC 2015 Fire apparatus access roads shall allow to 3 sides of building in excess of fifteen thousand square feet and all sides for buildings in excess of 30,000 square feet. During construction when combustibles are brought on the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable to the fire department shall be provided and maintained.	Understood	Informational

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	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 is already on preliminary plat	Addressed.

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

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

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

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

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

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

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