

PLAT REVIEW COMMENTS (2/28/19) 1st Rev (4/18) 1st Rev Review (4/26/19) 2nd Rev (4/28/19) 2nd Rev Review (4/6/19)

3rd Rev (5/9/19) 3rd Rev Review (5/13/19)

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: 19PL1001

CALALLEN SOUTH (PRELIMINARY – 117.29 ACRES)

Located north of CR 48 and east of IH 69 (US 77).

Zoned: RS-6 (Rezoned from FR Farm Rural)

Owner: Walker Holdings & Development, LLC

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to develop 411 residential units.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Although closure is not determined on preliminary plats the plat does close.	OK.	Correct		
2	Plat	The following street names are duplicates and not allowed: Riviera, Bel Aire, Lincoln, Wildcat and Skylark.	ELIMINATED/REPLACED	Changes are not duplicates but no punctuation is allowed (T-Bird).	Use Tbird (no punctuation)	Correct
3	Plat	GMC is an abbreviated street name and not allowed. It is not a Circle, it is a Drive and both segments will be labeled.	DONE.	Correct		
4	Plat	The street names are proper nouns and may be legally protected by and not limited to the General Motors Corporation, See their website: https://www.gm.com/copyright-trademark.html and Ford Motor Company, See their website: https://corporate.ford.com/legal/copyright.html	These web sites mentioned no copyrighted words. All street names provided have other uses/definitions	This will need to be approved by the City's legal department.	GM responded positively. See their email forwarded to city. Ford did not respond.	This comment is relinquished to the Senior City Planner. Senior City Planner 5/22/2019: Addressed. After consultation with City legal department, comment is addressed.
5	Plat	Show a legend with the lot size so we may confirm zoning conformity.	AMENDED NOTE 10, 6000 SF MIN PER LARRY	Correct		
6	Plat	One street may not have two different names, see Roadmaster Dr. and Savannah Dr.	CORRECTED	Correct		
7	Plat	Buick Dr. (if no infringement found) will continue to Block 1, Lot 1.	OK.	Incorrect, El Dorado Dr. will continue to Block 1, Lot 1.	Done.	Correct
8	Plat	All streets shown on the plat will have a unique name with suffix that is acceptable to the City of Corpus Christi.	OK.	See comment 2 and 4.	OK.	See note #4. Senior City Planner 5/22/2019: Addressed.
9	Plat	Adjust overlapping labels so they do not overlap.	Done.	Correct		
10	Plat	In addition to the street widths label the centerline dimensions.	ALL STREET CLS SHALL MEET ADDED NOTE 15 PER LARRY	Correct		
11	Plat	Label the recordation data of the pipeline easements shown on the plat.	Will be added to final plats.	acceptable		
12	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T. The Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T. The Official Public Records are abbreviated as O.P.R.N.C.T. Make the appropriate corrections and provide a legend.	DONE.	Correct		
13	Plat	The existing drainage easement to the south was dedicated to the State of Texas. Label the recipient of all drainage easements and label each as a drainage easement.	Done.	Label as a drainage easement or drainage easement ROW.	Done.	Incorrect, 88' Drainage Easement ROW is acceptable. This will coincide with comment #14. Labeled as 88' Drainage Easement ROW as requested. 5/9/19 Corrected. 5/9/19
14	Plat	If the intent is to dedicate the additional drainage easements to the City, insert the following note: The developer has granted and conveyed, and by these presents does hereby grant and convey unto the City of Corpus Christi, a municipal corporation duly incorporated under and by virtue of the laws of the State of Texas, its 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	Will be added to final plat.	acceptable		Correct if added to the final plat.
15	Plat	Label the complete and correct legal description of the adjacent properties.	done for Herbold tract to south center per Larry	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add phasing schedule and label phases, per UDC 3.7.4.	Done.	Addressed.		

2	Plat	Easements along the rear or side lot lines shall be a minimum of 15 feet in width per UDC 8.2.3.A.4.	Done.	Not Addressed. All easements requested by Gas are to be 15' total.	Done.	Addressed.
3	Plat	Correct last plat note to : "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.		
4	Plat	Label all Y.R.s, U.E.s, and Lot Widths.	Representatives of each shown	Not Addressed.		Not Addressed. Added Yrs, Ues & lot widths as requested. 5/9/19
5	Plat	Edit Note 1. (Zoning approved).	Done.	Addressed.		Addressed. 5/13/19
6	Plat	Add missing pipeline easements, including natural gas pipeline easement for Southcross Nueces Pipelines LLC, shown in Texas Railroad Commission Public GIS site.	The Southcross pipeline is shown abandoned on Tx RRC website. We are negotiating for release or reroute of easement.	Addressed. For future changes, provide documentation.		
7	Plat	Enterprise Products Operating LLC: check spelling of "Enterprize"; draw easement over Block 1, Lots 2, 3 and 4.	Done.	Addressed.		
8	Plat	Block 1, Lots 40 and 41: change side YR from 25 to 10'. These are back-to-back corner lots. 10 foot side yard allowed per UDC 4.2.10.	Done.	Addressed.		
9	Plat	Block 14, Lot 104: change side YR from 10' to 25'. Blk 6, Lot 13: Change YR to 25'	Done.	Not Addressed.	Done (both lots).	Addressed.
10	Plat	Location Map: correct spelling of Toyota.	Done.	Addressed.		
11	Plat	Verify if there are two Drainage Basins for the property to comply with Plat note 2	All drainage to Nueces R. (single basin)	Addressed.		
12	Plat	Lots on street turns with street knuckles, are to maintain a 50' lot width measured at the YR.	All are (and shall be) 50' min. at YR	To be verified with Final Plats as Response and Plat note 13 indicates.	OK.	To be Addressed on Final plat.
13	Plat	All lots to have a minimum 50' lot width. Lots with pipeline easements lot meeting lot width shall be labeled as non-buildable.	All lots are 50' min in width. Only Lot 1, Block 21 is non buildable (adj. to MER Subdivision)	Not addressed.	Same note again. If there is something I missed please let me know.	Not Addressed. All lots to be labeled with width. Added lot widths as requested. 5/9/13
		Relocate the 10' UE at rear of Block 1 outside the 50' CPL easement.	Done.	Addressed.		Addressed. 5/13/19
14	Plat	Verify that cul de sac right of way radii is 59'.	These are 56'.	Not Addressed.	56'R as before many proj	To be Addressed on Final plat and public improvements for Final Plat.
15	Informational	Block 9, Lots 1-3 will have a zoning buffer requirement.	Is this a rear YR?	Informational		
16	Informational	Y.R. for cul-de-sac and knuckle lots may be 15 feet per UDC 4.7.5.	OK.	Informational		
17	Informational	Link-Node Connectivity Ratio is 1.45.	I suppose OK.	Informational		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes at Final Plat	
Water	Yes	
Wastewater	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Street section for Emory Dr. (Limestone shall be 11 inches and HMA shall be 4 inches) UTP Street. Correct and revise.	Disagree. This is a C-1 collector 8" base/2"HMA	Not addressed. See table 2 per Infrastructure Design Manual	Done (added note above 60' ROW street section).	Addressed
2	Plat	Minimum drainage easement shall be not less than 20 feet combined per UDC 8.2.3	OK. Changed all to 10'	Addressed		
3	Plat	Provide dimension on all the lots.	Representative Dims only	Not addressed		Not addressed. Provided dimensions on all lots as requested. 5/9/19
4	Utility Plan	Proposed wastewater connection requires a waste water master plan amendment.	OK.	Noted		Addressed. 5/13/19
5	SWQMP	Storm Water Quality Management plan not approved. Channel right of way doesn't have enough right of way nor capacity per Storm Water Draft Master Plan. Mitigate the increase of flows for the 5 yr., 25 yr. and 100 yr. storm events.	Added typical ditch sections with ROW widths shown.	Not addressed. Revise drainage strip from 10 to 15 feet in width.	Done.	Addressed with Final Plat public improvements
6		Proposed driveway access to US-77/IH-69 shall meet Texas Department of Transportation Requirements.	OK	Noted		

7		Development fees will apply at final plat stages.	OK	Concur		
8		Move the public UE along the rear lot line on Block 9, Lots 9-29 out of the 50-foot CPL electrical transmission easement, and increase that rear UE to 15 feet.	Done (Block 1)	Addressed		

UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat (no dead-end mains will be permitted)	Ok	Noted		
2	Plat	Wastewater construction will be required at final plat.	Ok	Noted		
3	Plat	Provide a minimum of a 15' utility easement between Lots 28 & 29, of Block 1.	Done.	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	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.	Ok.	Addressed		
2	Plat	Add a note on the plat requiring conformance to the visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at street intersections	Done. Added Note 16	Addressed		
3	Plat	The proposed cul-de-sac designs have to accommodate the turning radius for a fire truck and other service vehicles (i.e., solid waste vehicles).	Ok.	Not addressed as per response on LD #14	Used 56' radius all cul-de-sacs. Same as I have used on many other projects.	To be addressed with Final Plat public improvements
4	Plat	Public improvement plans need to include appropriate traffic control devices, in addition to standard STOP and street name blade sign installations. Cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage.	Ok.	To be addressed with Construction plans for Final Plat.		
5	Plat	Submit a street lighting plan for review with Traffic Engineering prior to recordation of plat.	Will include with construction plans	To be addressed with Construction plans for Final Plat.		
6	Plat	Streets and intersections have to be designed to meet AASHTO guidelines. Street intersections should intersect as close to ninety degrees as possible.	Done.	Not addressed.	Revised for 11 intersections. Please let me know if problem with any particular intersection	Addressed.
7	Plat	Recommend the installation of traffic calming devices (e.g. Speed Humps) along Emory Drive and Chevrolet Drive where the ROW is 60-feet.	Can be added by residents at their request	Informational		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational.	Ok	Informational		
		FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS SECTION D103	Ok	Informational		
		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Ok	Informational		
		Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.	Ok	Informational		
		D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Ok	Informational		

		FIRE APPARATUS ACCESS ROADS Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum. C) Per IFC 2015, Appendix D, section D103, table D103.4. Dead end fire apparatus access roads in excess of 150 ft. shall be provided with a 120 ft. hammerhead, 60 ft. "Y".	cul-de-sacs have 112' diameter	Informational		
		RESIDENTIAL DEVELOPMENTS D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Two accrss streets will be provided for first unit (phase)	Informational		
		2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	OK	Informational		
		D107.2 Remoteness. Where two fire apparatus access roads are required, 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, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Ok	Informational		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. Between lots 13-14,19-20,24-25, blk. 1 5' each side.	Done.	Easement will be required to be 15' UE.	Done.	Addressed.
2	Plat	10' Y.R/U.E. on lot 40, blk. 1 south side.	Done.	Easement will be required to be 15' UE.	Done.	Addressed.
3	Plat	5' U.E. at the rear of lot 12 & east side of lot 12 & 5' U.E. at the rear of lots 13,14, & 15, blk. 6	Done.	Easement will be required to be 15' UE.	Done.	Addressed.
4	Plat	10' U.E. on lots 1 thru 11, blk. 11 & lots 8 & 9, blk. 11 Between lots	Done.	Easement will be required to be 15' UE.	Done.	Addressed.
5	Plat	Request 10' U.E. Between lots 17-18, 22-23, 27-28, 32-33 , blk. 14	Done.	Easement will be required to be 15' UE.	Done.	Addressed.
6	Plat	Request 10' U.E. at the rear of lots 41,42,43,44,45,46 & 47, blk. 14, 5' each side & 10' U.E. at the rear of lots 50,51,52,53,54,55,56 &57, blk. 14, 5' each side	Done.	Easement will be required to be 15' UE.	Done,	Addressed.

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Public Open Space Regulation fees will be assessed on the Final Plats	Ok	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located along but not immediately adjacent to any bus stops served by CCRTA bus routes and should not adversely impact any transportation services.	Ok	Addressed.		

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

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

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Note on Plat, " Any access onto US 77 (IH 69) shall have TxDOT Approval."	Added Note 17.	Addressed.		
2		Note on Plat, "No drainage from development and adjacent lots being developed to US 77 (IH 69) Frontage Rd."	Added Note 18.	Addressed.		
3		Developer to provide drainage to Subdivision Entrances and all Lots, if Developer wishes to drain any portion into State right-of-way or State drainage system, Approval is required.	OK.	Addressed.		

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