

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 4/11/19  
TRC Comments Sent Date: 5/6/19  
Revisions Received Date (R1): 6/11/19  
Staff Response Date (R1): 6/26/19  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 7/10/19

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: 19PL1041

**AIRLINE CROSSING UNIT 3 (FINAL – 15.62 ACRES)**  
Located west of Airline Road and south of Lipes Boulevard.

Zoned: RS-6

Owner: AL Development, Inc.  
Engineer: Hanson Professional Services, Inc.

The applicant proposes to plat the property to develop a residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Okay	Correct.		
2	Plat	The location map has several incorrect street suffixes. The street names and suffixes shall be corrected.	Revised per request	Correct.		
3	Plat	Remove the lot and block numbers (Block 4, Lot 82) from the drainage easement to the south.	Revised per request	Correct.		
4	Plat	Add the following to the plat notes: 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, 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.	Revised per request Note #7	Correct.		
5	Plat	Block 4 Lots 200-222 shall be given a new block number, sequentially numbered beginning with Lot 1.	Revised per request	Correct.		
6	Plat	Label the complete and correct legal description of the adjacent properties.	Revised per request	Incorrect – see V68/P470-472; V65/p141-142.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	On DS Engineer certificate, update name to William J. Green, P.E. as Development Services Engineer.	Revised per request	Addressed.		
2	Plat 1	On Planning Commission certificate, update name of Secretary to Nina Nixon-Mendez, F.A.I.C.P.	Revised per request	Addressed.		

3	Plat 1	On Owner's Certificate, add dedication of streets.	Revised per request	Not Addressed. After "... foregoing map;" insert: "that streets shown are dedicated to the public use forever;".		
4	Plat 2	Provide a 15' UE for lots along Lipes Boulevard.	10' UE per UDC 8.2.3.A.2	Not Addressed, per UDC 8.2.3.A.4 (rear easements).		
5	Plat 2 & 3	Provide a 15' UE along the rear of lots on Block 4, Lots 200-216.	Revised per request	Addressed.		
6	Plat 2 & 3	Continue the 7.5' UE's for the rear of lots for Block 1.	Revised per request	Addressed.		
7	Plat 2 & 3	Show and label the 7.5' UE's per separate instrument (Block 4 & 2) shown on Unit 2.	Revised per request	Addressed.		
8	Plat 2 & 3	Provide a label for the EE at the lots fronting on cul-de-sacs and knuckles.	Revised per request	Addressed.		
9	Plat 2 & 3	Provide larger text size for YR and easement labels as adjacent Unit 2.	Revised per request	Addressed.		
10	Plat 2 & 3	Provide a label for the YR and easement along Goosander Court for Block 4.	Revised per request	Addressed.		
11	Plat 2	Minimum Y.R. shall be 25 foot on Block 2, Lot 1 & Block 4, Lot 222.	Revised per request	Addressed.		
12	Plat 2	Lot 1, Block 2 and Lot 222, Block 4 to have 25' side YR's per UDC 4.2.10.	Revised per request	Addressed.		
13	Plat 2 & 3	Provide measurement along the Y.R. on Block 1, Lots 27 thru 32; Block 4, Lots 7, 8, 9, 200, 201, 202, 215, 216, 217, and 219; Block 2, Lots 3, 4, 5, 6, 7 and any other lots on cul-de-sacs or knuckles, to verify such lots meet the minimum 50 feet lot width required for RS-6 zoning.	Revised per request, see new Block 3	Addressed.		
14	Plat 2	Verify location of the minimum two found benchmarks or points.	Revised per request			
15	Plat 1	Remove Plat note #6 on Public Open Space regulations.	Revised per request	Addressed.		
16	Plat 3	Provide a centerline for the Drainage Easement.	Revised per request	Addressed.		
17	Plat 3	The 20' DE at the end of Goosander Court should extend to the 25' "ADDITIONAL DRAINAGE EASEMENT" marked with dashed line.	Revised per request	Addressed.		
18	Plat 2	Any Park Dedication shall be in agreement with the City of Corpus Christi, and duly noted and defined in the plat notes. Provide a note indicating that Park dedication (total SF) is for the Hike and Bike trail as per the Mobility Plan.	Revised per request	Addressed.		
19	Plat 3	Move the label, Block 4, Lot 82 north to the "Additional Drainage Easement" and Park lot. Check to ensure the dimensions of the Park lot, additional drainage easement, and Drainage Easement are consistent with the dimensions shown in adjacent plat, Airline Crossing Unit 2, Vol. 68, P. 93; and Amending plats at Vol 68, P. 438.	Revised per request	Addressed.		
20	Plat 3	Show and label the 7.5' UE along the south boundary of Lots 200 and 7 that extends from Unit 2.	Revised per request	Addressed.		
21	Plat 3	Remove the "51,527 SFT" label on the Channel 31 Drainage Easement. Correct the inside dimension (180 ft) for the Drainage Easement (Vol. 2005, Pg. 874) D.R.N.C.T. Change the dashed line of the north boundary of Drainage Easement (Vol. 2005, Pg. 874) to a solid lot line. Correct Park Dedication square footage for Lot 82, Block 4 with the additional Drainage Easement square footage, as was done in Unit 2. (15,440.25 sf)	Revised per request	Addressed.		
22	Plat 1	For Block 4, Lot 218, delete the park dedication label, square footage and hatch. Replace with either (1) a label and plat note indicating this an HOA-owned and maintained lot and label as a public access easement on the lot; or, (2) delete the Lot label and square footage and label the area as right-of-way, and remove the YR and Curve 28 and make this right-of-way contiguous with the Lindbergh Dr. right-of-way. In either case, this is to accommodate the hike/bike trail, but the land is not dedicated as public park.	Hike and Bike will be along one side of the subdivision.	Addressed.		
22		Water Distribution System Lot fee – 66 lots x \$182.00/lot = \$12,012.00	Okay.	To be addressed with plat recordation.		
23		Wastewater System Lot fee – 66 lots x \$393.00/lot = \$25,938.00	Okay.	To be addressed with plat recordation.		
24		Prior to recordation: Payment of street light fees are required at time of plat recording.	Okay.	To be addressed with plat recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay.	Addressed.		

DEVELOPMENT SERVICES ENGINEERING			
Action		Yes	No
Public Improvements Required?		Yes	
Water		Yes	
Wastewater		Yes	
Stormwater		Yes	
Fire Hydrants		Yes	
Manhole		Yes	
Sidewalks		Yes*	
Streets		Yes	
*including Hike/Bike trail			
Refer to UDC Section 3.8.3.D Waivers if applicable.		Okay.	

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Add the following restriction note to the Plat: Driveway is prohibited along Lipes Blvd.	Revised per request, see plat note #6	Addressed		
2	Plat 2	Correct cul-de-sac (Goosander Ct. & Tateway Ct.) radii to meet the minimum requirements per UDC 8.2.1. G. A cul-de-sac shall have a minimum 50-foot radius of pavement surface to the back of the curb and a 59-foot radius to the back edge of the right of way provided that, the radius to the back edge of the right of way can be reduced to 56 feet if the sidewalk is tied to the curb.	Revised per request to 59' Radius per UDC.	Addressed		
3	Utility Plan	Provide size of the proposed water, wastewater and storm water.	Sizes will be available at public improvements stage. Spoke with Bill Green via phone and he indicate he will consider the response sufficient for the purpose of moving the plat to PC.	Addressed - Will be addressed with Public Improvement Plans prior to recordation.		
4	SWQMP	Provide size of the proposed storm water.	Sizes will be available at public improvements stage. Spoke with Bill Green via phone and he indicate he will consider the response sufficient for the purpose of moving the plat to PC.	Addressed - Will be addressed with Public Improvement Plans prior to recordation.		
5		<b>Prior to recordation:</b> Public Improvements are required for water, fire hydrants (including Lipes Blvd.), wastewater, streets (including Lipes Blvd.), storm water and sidewalks (including Lipes Blvd., 5 foot). Public Improvements shall be completed and accepted prior to plat recordation.	Okay.	Addressed - Will be addressed with Public Improvement Plans prior to recordation.		
6	Informational	<b>Prior to recordation:</b> Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Okay.	Addressed.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Okay.	Addressed - Will be addressed with Public Improvement Plans prior to recordation.		

2	Plat	Wastewater construction is required for platting. Construction must comply with the Wastewater Collection Master Plan for the area.	Okay.	Addressed - Will be addressed with Public Improvement Plans prior to recordation.		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	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.	Okay.	Addressed - as Informational		
	(cont'd)	IFC 2015 APPENDIX D FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS	Okay.	Addressed - as Informational		
	(cont'd)	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).	Okay.	Addressed - as Informational		
	(cont'd)	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(s).	Okay.	Addressed - as Informational		
	(cont'd)	SECTION D103 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.	Okay.	Addressed - as Informational		
	(cont'd)	FIRE APPARATUS ACCESS ROADS Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96’ minimum.	Okay.	Addressed - as Informational		
	(cont'd)	SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS	Okay.	Addressed - as Informational		
	(cont'd)	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.	Okay.	Addressed - as Informational		
	(cont'd)	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.	Okay.	Addressed - as Informational		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Requested 15' U.E. on lots 200 thru 216, Blk. 4 in back of lots	Okay.	Addressed.		
2	Plat	Provide a 15' U.E. at rear of Lots 12 thru 15, Block 1.	Okay.	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to recordation: Community Enrichment Fund fee: (Land Dedication Required) x (Fair Market Value or Actual Purchase Price of Land). The Land Dedication required is: 1 acre per 100 dwelling units. Therefore, [1 acre / 100 units] x 66 units = 0.66 acre land dedication requirement. The plat dedicates one (1) lot for park land (Block 4, Lot 82) (15,440.25 s.f.). TOTAL acreage dedicated to park land: 0.2331 acre. (15,440.25 s.f. / 43,560 s.f. per acre = 0.35 acre). Remaining Park Land Dedication required is: 0.66 acre - 0.35 acre = <b>0.31 acre</b> .	Okay.	To be addressed prior to plat recordation.		
1	(cont'd)	<b>Community Enrichment Fund fee in lieu of additional park land dedication is: 0.31 acre</b> x Fair Market Value of Land or Actual Purchase Price or \$62,500/acre if no FMV or Purchase Price is provided: 0.31 acre x \$62,500/acre = <b>\$19,375</b>	Okay.	To be addressed prior to plat recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Okay.	Addressed.		

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

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

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

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay.	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
- Okay.

