

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 6-27-19

TRC Comments Sent Date: 7-05-19

Revisions Received Date (R1): 7-18-19

Staff Response Date (R1): 7-25-19

Revisions Received Date (R2): 7-30-19

Staff Response Date (R2): 8-01-19

Planning Commission Date: 8-07-19

Urban Engineering Responses: 7-18-19

Urban Engineering Responses: 7-30-19

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: 19PL1065

MARY CARROLL HIGH SCHOOL TRACT, BLOCK 1, LOT 1 (FINAL – 32.69 ACRES)

Located east of Kostoryz Road and north of Saratoga Boulevard.

Zoned: RS-6

Owner: Nueces Real Estate Partnership, LP

Engineer: Urban Engineering

The applicant proposes to final the property in order to construct a school site.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	The new plat boundaries close within acceptable engineering standards.	Understood	
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Labels have been added	The Street dedication (5') on Saratoga Blvd. is not dimensioned, effective centerline is now 65' and 60'.	Additional dimension has been added. Dimension of 60' is to existing boundary.	Correct

3	Plat	In accordance to the City of Corpus Christi's Unified Transportation Plan (UTP), Kostoryz Rd is a designated 95' arterial A1 right of way, Saratoga Blvd. is a designated 130' arterial A3 right of way and adjacent to the northern lot boundary a 60' C1 collector right of way parallel to Saratoga Blvd is required within the confines of this plat. Additional street dedication is required to achieve compliance with the City's UTP.	Additional Right-of-Way dedication has been added	Correct, although see comment #2.	Additional dimension has been added.	Correct
4	Plat	The 150' wide right of way (Carol Ditch) adjacent to and north of this plat is designated for drainage and shall be labeled as such.	"Drainage" has been added to label	Correct	Understood	
5	Plat	A judgment awarded to the City of Corpus Christi, filed as C-00604303, Official Public Records Nueces County Texas (OPRNCT), with a Nueces County Appraisal District's (NCAD's) tax account number of 0847-0009-0601, may be affected by and within the boundaries of this plat. This property in question shall be located and labeled.	Judgment did affect boudnaries of this plat. Correction has been made	Correct	Understood	
6	Plat	Provide a north arrow on the location map.	north arrow has been added	Correct	Understood	

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Condition for plat approval: Adoption of Urban Transportation Amendment (UTP) amendment by City Council (second reading). Applicant proceeds with this plat application at own risk. In the event of denial of UTP amendment, applicant shall submit new application and plat, providing 60-foot right-of-way for C1 Collector along northern property line along with utility easement and public improvement street construction requirement.	understood	Condition for plat approval prior to recordation	Understood	
2	Plat	Per the Unified Development Code 3.8.2.5, applicants submitting plats that qualify under this exception shall be exempt from all plat submission fees, but shall remit to the City all costs necessary from public legal notice in and recording fees before the final plat is recorded in the County Map records.	understood	Prior to recordation	Understood	
3	Plat	Add a 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."	Note has been added to plat	Addressed	Understood	

4	Plat	Prior to recordation remove the reference "Preliminary, this document shall not be recorded..."	understood	Prior to recordation	Understood	
5	Plat	Show and label 15' U.E along Saratoga Boulevard and Kostoryz Road (UDC 8.2.3.A.2)	Easement has been added	Prior to recordation	Understood	
6	Plat	Add 5' U.E. along eastern lot line, per UDC 8.2.3.A.4.	Easement has been added	Addressed	Understood	
7	Public Improvements	Prior to recordation: construction of Kostoryz/Carroll Ditch Off Road Multi-use Trail, per p. 29, panel G-1 of the Strategic Plan for Active Mobility Phase 1: Bicycle Mobility Plan / Mobility CC.	Understood	Prior to recordation	Understood	
8	Utility Plan	Label fire hydrants.	Fire Hydrants have been labeled on utility plan	Addressed	Understood	
9	Utility Plan	west of Kostoryz Rd.: correct the leader arrow in the Richter Ditch legal description. Leader arrow is pointing to sanitary sewer line instead of property/R.O.W. line.	correction has been made	Addressed	Understood	

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat shall not be approved until an Urban Transportation Plan amendment occurs. Should the amendment be disapproved, dedicate ROW and submit construction plans for Carroll Lane, a proposed C1 Collector.	Understood	Condition for plat approval prior to recordation		

DEVELOPMENT SERVICES ENGINEERING			
Action		Yes	No
Public Improvements Required?		Yes	
Water		Yes, per MASTER Plan and include looping	
Fire Hydrants		Yes	
Wastewater			No
Manhole			No
Stormwater		Yes	
Sidewalks		Yes* See below.	
Streets			No
*Kostoryz/Carroll Ditch Off Road Multi-use Trail, per p. 29, panel G-1 of the Strategic Plan for Active Mobility Phase 1: Bicycle Mobility Plan / Mobility CC			

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	Dedicate additional 5' Right-of-way along Saratoga Blvd for a total of 65' from the Center Line to the Property Line because Saratoga Blvd is classified A3.	Right-of-way dedication has been added	See GIS Comment #2	Additional dimension has been added.	Addressed
2	Plat	Add the following note to the Plat document “Proposed driveway access to Kostoryz Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.”	Note has been added	Addressed	Understood	
3	Informational	A UTP amendment for a C1 collector Street is required for this project.	Understood	See LD comment # 1	Understood	
4	Informational	See TXDOT comments hereafter	Understood			

UTILITIES ENGINEERING (WATER, WASTEWATER and STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	Understood	Prior to recordation	Understood	
2	Plat	No Wastewater construction will be required for platting.	Understood	Prior to recordation	Understood	

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

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Include plat note and flood zone/Base flood elevation delineations for Preliminary Flood Insurance Rate Map (48355C0510G)	Note has been added	Addressed	Understood	

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire Hydrants capable of flowing 1,500 GPM with 20 psi residual located every 300 feet To meet currently adopted 2015 IFC and IBC requirements.	Informational comment for design	Informational	Understood	

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	FYI, Per CCISD, RTA is looking to add a bus stop along Kostoryz in front of new school.	Addressed: Informational	Understood	

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 100’ N of NALF Cabaniss. The site will have aircraft overflight and noise issues. Federal Aviation Administration height restrictions are applicable both during construction and for final developed height of structures.	Understood	Informational	Understood	

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 100’ N of NALF Cabaniss. Coordination with NAS-CC required due to potential changes to the APZs of runway 13-31. The site will have aircraft overflight and noise issues. Federal Aviation Administration height restrictions are applicable both during construction and for final developed height of structures.	Understood	Informational	Understood	

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Note on Plat: “All subdivision access to meet current TxDOT access guidelines and approval.”	Understood	Note not added on Plat. Addition to the end of the note “ at building permit stage”. Note should in its entirety read “ All subdivision access to meet current TxDOT Access guidelines and approval, to be handled at building permit stage.”	Note has been added	Addressed
2	Plat	Note on Plat: “No additional Access onto SH 357 (Saratoga Blvd), except as depicted per this Plat.”	Driveway access is not a platting requirement. Will be addressed through normal channels. Driveway permits will be submitted to TxDOT.	This note can be omitted if note in reference to comment 1 is added to the General Plat Notes.	comment 1 note added to plat. This note will be omitted.	Addressed
3	Plat	Note on Plat:” No direct surface runoff to State of Texas right-of-way allowed.”	Run-off to Saratoga will comply with current policy and will not exceed pre-development run-off values.	This can be addressed through comment 5, no further action on this required at this time.	Note is addressed with comment 5 below	Addressed
4	Plat	TxDOT Access/Driveway Permit required for any access onto SH 357 (Saratoga Blvd).	Understood.	This was a general comment, no further action required at this time. To be addressed during the building permit stage.	Understood	Addressed
5	Plat	TxDOT Drainage approval required for drainage.	Understood.	This comment should have been a request for a note on the plat which should read “ TxDOT Drainage review and approval required, at building permit stage.”	Note added	Addressed
6	Plat	No direct un-metered surface drainage allowed onto SH 357 (Saratoga Blvd).	Run-off to Saratoga will comply with current policy and will not exceed pre-development run-off values.	This was a general comment, no further action required at this time. To be addressed during the building permit stage.	Understood	To be addressed during the building permit / site development stage.
7	Plat	Provide profile of drainage with HGL for all drainage	Informational Design Comment.	This was a general comment, no further action required at this time. To be addressed during the building permit stage.	Understood	To be addressed during the building permit / site development stage.

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

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. Understood