

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: June 13, 2019
 TRC Comments Sent Date: June 19, 2019
 Revisions Received Date (R1): July 08, 2019
 Staff Response Date (R1): July 17, 2019
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: August 7, 2019

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: 19PL1060

WOODSIDE SUBDIVISION (FINAL – 9.10 ACRES)

Located north of Leopard Street and east of McKinzie Road.

Zoned: RS-4.5 and CN-1 Neighborhood Commercial

Owner: Rick's Homes, LLC

Engineer: Munoz Engineering and Brister Surveying

The applicant proposes to facilitate a commercial development and a single family subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	-	Correct.		
2	Plat	The current proposed C1 60' collector on Stonewall Blvd. will be routed north on Wood Creek Dr. then west on Creek View Dr. to McKinzie Rd. without passing through this plat.	Okay	Correct.		
3	Plat	The 100' dimension on McKinzie Rd. (A2 100' arterial) is tied to a text box and not the west boundary of McKinzie Rd. Remove that dimension and under the street name, McKinzie Rd., add the label 100' ROW.	Label Provided	Correct.		
4	Plat	Additional street labels are needed on the location map.	Added Labels	Incorrect, add labels and street lines to the location map.		
5	Plat	Label the complete and correct legal description of the adjacent properties.	Description revised	Incorrect, see and label as v46/p225, Block 7, Lot 2, M.R.N.C.T.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Condition for plat approval: City Council approval of change in zoning (second reading).	Okay	Addressed. 2nd Reading on 7/16/19		
2	Plat	Correct the plat description with the latest Deed reference.	Corrected	Not addressed.		
3	Plat	Turn off the View Boxes.	Corrected	Not addressed.		
4	Plat	If a proposed plat identifies improvements or property as private, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7)	Okay	Prior to recording		
5	Plat	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	Okay	Prior to recording		
6	Plat	For subdivisions with private improvements: Add Plat note: The owners of property in this subdivision shall be responsible for private improvements, including but not limited to, storm drainage, facilities, parks and easements and shall agree to indemnify, any governmental entity from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements.	Note Added	Addressed.		
7	Plat	Provide the centerline of Stonewall Drive across McKinzie Road with a dimension to centerline of Woodside Drive to determine if driveway alignment/spacing standard is met.	Meeting the Master Transportation Plan	Not addressed. Required for documentation that the 125' offset standard is met.		
8	Plat	Turnaround at end of Stone Creek Drive is not meeting Hammerhead Turnaround Design Standard approved by the Technical Review Committee. Revise.	Will need to be provide standard	Not addressed.		
9	Plat	Text line weight to be consistent with other text. Change YR linetype to phantom linetype.	Changed	Addressed.		
10	Plat	Public streets adjacent to parks to be 60' residential collector width.	Removed park designation	Addressed.		
11	Plat	Add to Plat note 10, maintenance responsibility.	Added HOA	Addressed.		
12	Plat	Correct plat note 9 to the following 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."	Prefer to keep to protect development	Not addressed. To be consistent, use our standard note.		
13	Plat	Add to plat note 1, "street dedication".	Added	Addressed.		
14	Plat	Verify Lot 20, Block 1 should be Lot 7, Block 1.	Revised	Addressed.		
15	Plat	Water Distribution System acreage fee – 9.1 acres x \$719.00/acre = \$6,542.90	-	Prior to recording		
16	Plat	Wastewater System acreage fee – 9.1acres x \$1,571.00/acre = \$14,296.10	-	Prior to recording		
17	Plat	Water Pro-Rata - 457.37 LF x \$10.53/LF = \$4,816.11	-	Prior to recording		
18	Plat	Wastewater Pro-Rata – 313.26 linear feet (LF) x \$12.18/LF = \$3,815.51	-	Prior to recording		
19	Plat	Provide a 15' UE on Lot 18, Blk 1 for the proposed Waste water line.	Added	Addressed.		
20	Plat	Block 2, Lot 1: increase street side yard to 20 feet to comply with UDC 4.2.10 (corner lot side yards).	Not required, Lot backs to adjacent	Addressed.		

21	Plat	Add match line to match western and eastern portions of plat, or change layout.	Added	Addressed.		
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PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Needs to verify Collector street adjustment to map.	Refer to GIS #2	Addressed.		

DEVELOPMENT SERVICES ENGINEERING

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Waiver for Valley Gutters	
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Stone Creek Drive must be 60 wide for two reasons because it is adjacent to a detention basin and to meet the collector street standards.	Provide Requirement per UDC	Addressed.		
2	Utility Plan	Provide and label the Water line connection along Wood Creek Drive.	Provided	Not addressed. The proposed Water line to serve Lot 5, Blk 3 will not be extended to the east (Water line will not continue to adjacent residential). No dead end water main greater than 99 ft is allowed.		
3	SWQMP	Provide an enclosed stormwater system, no valley gutters are allowed, Basin A, Basin B and Basin C limits are not clear, please point to the limits with arrows, also provide flow direction arrows.	Adjacent developments did not provide for Storm Water Infrastructure to this property, therefore blocked the storm water from this property as it naturally flows towards the adjacent.	Not addressed.		
4		Public Improvements Plans are required for water, fire, wastewater and sidewalks / ADA ramps. Public Improvements shall be completed and accepted prior of plat recordation.	Okay	Prior to recordation.		
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UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction required for platting.	Okay	Prior to recordation.		
2	Plat	Wastewater construction is required for platting.	Okay	Prior to recordation.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC for permits.	Okay	Addressed.		

Storm Water

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	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. Mercantile/Commercial (frontage of McKenzie Rd.): Light Mercantile areas shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	-	Prior to Recordation		
2	Info:	Note: Hose lay from hydrant will not cross major street artery.	-			
3	Info:	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).	-	To be required at Site Development / Building Permit stage		
4	Info:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	-	To be required at Site Development / Building Permit stage		
5	Info:	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.	-	To be required at Site Development / Building Permit stage		
6	Info:	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	-	To be required at Site Development / Building Permit stage		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Request 10' U.E. at the rear of lots 1 thru lots 5, blk. 3	UE is provided at front	Not addressed. Gas lines and meters are to be at rear of properties.		
2	Plat	Request 10' U.E. at the rear of lots 1 thru. lots 6, blk. 2	UE is provided at front	Not addressed. Gas lines and meters are to be at rear of properties.		
3	Plat	Request 10' U.E. by separate instrument from lot 22, blk. 1 then head west to lot 5, blk. 2	To be provided by the adjacent Plat	Not addressed. An alternative is to provide the 10' UE within plat boundary on Lots 7-11 and thru Lot 5.		
4	Plat	Request 10' U.E. from lots 17 thru. lots 4, blk. 1	UE is provided at front	Not Addressed. Info: Lots 6 thru 4 already has easement.		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	a. Parkland Dedication Requirement and Park Development Fees i. Dedication requirement = 0.34 acre. Department will not accept land. Therefore Max \$62,500/acre x .34 acres = \$21,250.00 unless closing statement of lesser value is provided.	-	Prior to Recordation		
2	Plat	ii. Park Development Fees: 34 x \$200 = \$6,800.00	-	Prior to Recordation		
3	Plat	Add the following standard "Public Open Space" standard note: "If Lot 19, Blk 1 is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Note added	Prior to 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.	-	Addressed.		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 5.4 miles NW of Corpus Christi International Airport. Located under the approach to runway 13. Will be subject to aircraft overflight and noise.	Noted	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 5.4 miles NW of Corpus Christi International Airport. Located under the approach to runway 13. Will be subject to aircraft overflight and noise.	Noted	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	Plat	Note on Plat – “ No additional access onto FM 3386 (McKinzie Rd.). All Lots adjacent to FM 3386 must access from new city street, Woodside Drive, dedicated by this Plat.”	Lot 1, Block 3 is restricted, Lot 19, Block 3 is commercial and will be required to have access due to CCUDC	Addressed.		
2	Plat	Note on Plat – “ Any Access onto FM 3386 will require a TxDOT Access Permit.”	Note added	Addressed.		
3	Plat	Note on Plat – “ Drainage must meet TxDOT guidelines and have TxDOT Approval.	Note added	Addressed.		
4	Plat	Drainage will be reviewed at the permitting stage at shall have approval at that time. Drainage shall not exceed existing runoff discharge conditions as calculated by TxDOT.	Note added	To be required at Site Development / Building Permit stage		
5	Plat	McKinzie Rd. must be labeled as “FM 3386 (McKinzie Rd.)”	Label added	Update or remove south label for McKinzie Road.		

NUECES ELECTRIC

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