

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 5/30/19

TRC Comments Sent Date: 6/6/19

Revisions Received Date (R1): 7/9/19

Staff Response Date (R1): 7/31/19

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

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: **19PL1053**

ANNAVILLE BAPTIST CHURCH, BLOCK 1, LOTS 1 AND 2 (REPLAT – 4.24 ACRES)

Located south of Leopard Street and west of Violet Road.

Zoned: RS-6

Owner: Annville Baptist Church of Corpus Christi, Inc

Engineer: Urban Engineering

The applicant proposes to plat un-platted property for development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct.		
2	Plat	Adjust the label so the street dedication dimension on Violet Rd. falls between the two measured points.	Labels have been corrected on details	The 40' to the centerline of Violet Rd. is not tied down. The final centerline dimension shall be 50' including street dedication, show and label it.		
3	Plat	Violet Rd. is a designated 100' A2 arterial right of way in accordance with the City's UTP.	Understood	Correct.		
4	Plat	The adjacent utility easement on volume 64, pages 19-20 is 15' not 10'.	Label has been corrected	Correct.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide an updated Authorization Letter signed by the other two Trustees or have all three sign the Plat.	Additional signature blocks have been added to the plat	Not addressed. Additional Trustee signature blocks were not added on plat.		

2	Plat	Water Distribution System acreage fee – 4.24 acres x \$719.00/acre = \$3,048.56	Understood	Prior to Recordation		
3	Plat	Wastewater System acreage fee – 4.24 acres x \$1,571.00/acre = \$6,661.04	Understood	Prior to Recordation		
4	Plat	Wastewater Pro-Rata (Cliff Crenshaw Rd.) – 176.7 linear feet (LF) x \$12.18/LF = \$2,152.21	Understood	Prior to Recordation		
5	Plat	Wastewater Pro-Rata (Violet Road) – 177.9 linear feet (LF) x \$12.18/LF = \$2,166.82 Provide receipt if paid with Tap application.	Understood	Prior to Recordation		
6	Plat	Verify updated Right of Way width for Violet Road with additional street dedication.	Right-of-way dedication is 10' in width, which satisfies a half-width of 50' of the 100' as required per the UTP	Not addressed. See GIS comment # 2		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Site Plan	The existing house shall be shown on the site plan and indicated the distances from the house eve to the lot lines.	An aerial image and dimensions have been added	Addressed.		

2		Public Improvements Plans are required for Water, Fire and sidewalks / ADA ramps along Butler Road and Crenshaw streets. Public Improvements shall be completed and accepted prior to plat recordation.	We disagree.	Prior to recordation. On Water requirement, water and fire hydrant(s) required at the building permit / site development stage, per Development Services Engineering, "Since ownership is the same for both lots at this time water is not needed across Butler. BUT if future buildings require fire protection that requires an extension more than 100 FT a loop down Butler will be necessary."		
3		Provide a copy of the shared access agreement.	Shared access easement added to plat	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.	We disagree.	Required at the Building Permit/Site Development stage. See DS Engineering # 2.		
2	Plat	No wastewater construction is required for platting.	Understood	Prior to Recordation		

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Note: Planed use of property is required to meet currently adopted 2015 IFC codes. WATER DISTRIBUTION SYSTEM STANDARDS	Understood	To be required at Site Development / Building Permit stage		
2	Infor:	Fire Hydrant flow For Residential Use: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. For Church, schools, day care use: 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	To be required at Site Development / Building Permit stage		

3	Infor:	IFC 2015 APPENDIX D IFC 2015 Sec. 503.2.1 Dimensions. Comment: The width of Butler Street could be substandard and affect emergency services response.) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders: an unobstructed width of not less than 26 feet at fire hydrants.	Understood	To be required at Site Development / Building Permit stage		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park Development Fee (\$200 per unit) = \$200 x 02 units = \$400.00	Understood	Prior to Recordation		
2	Info:	Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre / 100 units x 2 unit = 0.02 acre of land dedication.	Understood	Prior to Recordation		
3	Plat	Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = \$1,250	Understood	Prior to Recordation		
3	Info:	Or the developer can provide either the Fair Market Value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the Actual Purchase Price (evidenced by a money contract or closing statement within 2 years of the application date). The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	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.	Understood	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 6.3 miles NW of runway 13 at Corpus Christi International Airport. Will be subject to occasional aircraft noise and overflight.	Understood	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 6.3 miles NW of runway 13 at Corpus Christi International Airport. Will be subject to occasional aircraft noise and overflight.	Understood	Addressed.		

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	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.
2. Wastewater Pro-Rata fee is \$0 because the lot was platted pre-1958, qualifying for exemption under Municode Section 55-134, see below.