

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
 TRC Meeting Date: 7-11-19
 TRC Comments Sent Date: 7-26-19
 Revisions Received Date (R1): 7-29-19
 Staff Response Date (R1): 8-09-19
 Revisions Received Date (R2): 8-11-19
 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: 19PL1068

THE VILLAGE AT TIMBERGATE UNIT 1, BLOCK 1, LOTS 4-12 (FINAL – 8.462 ACRES)
 Located east of South Staples Street and south of Timbergate Drive.

Zoned: CN-1 and CG-2

Owner: Staples Timbergate Highway Property LLC.
 Engineer: Bass & Welsh Engineering

The applicant proposes to final the property in order to obtain a building permit for future commercial development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	The plat closes within acceptable engineering standards.	OK	Correct	
2	Plat	Upon review, Special Warranty Deed 2019014593 appears to be defective and is not reflective of the actual property boundaries nor is the submitted plat. A Correction Special Warranty Deed must be filed in the Deed Records Nueces County Texas and the plat boundaries shall be corrected.	Done.	Corrected	
3	Plat	The TRC agreed the submitted Caroline's Heights name shall be changed to The Village at Timbergate Unit 1, Block 1, Lot 4 per the current preliminary plat.	Done (lots 4 - 12)	Correct	
4	Plat	An accurate scale bar and fractional scale shall be included and labeled on the plat.	Done.	Correct	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	The plat title on both plat sheets does not match. Correct and revise.	Done.	Addressed	
2	Plat	Show and label the legal description for Sheet 2 of 2.	Done.	Addressed	
3	Plat	On the Engineering certificate block replace: "William J. Green, P.E." with "Gabriel Hinojosa, P.E."	Done.	Addressed	
4	Plat	Show one-foot contours or spot elevations on the plat for Flood Zone "X" (reference on Note 3)	This is a low or moderate risk area with no base flood elevation shown	Addressed	
5	Plat	Correct and revise ownership along the abutting property. Reference submitted warranty deed.	Done.	Addressed	
6	Plat	On the south end of the plat show and label the continuation of 20'D.E and 10'U.E on Block 1, Lot 1	Done.	Addressed: DE shown on Block 1, Lots 11 & 12	
7	Plat	Separate the DE from the UE, along Timbergate Dr.	Done.	Addressed	
8	Plat	Water Distribution System acreage fee – 8.46 x \$1,439.00/acre = \$12,173.94	OK	Prior to recordation	
9	Plat	Wastewater System acreage fee – 8.46 acres x \$1,571.00/acre = \$13,290.66	OK	Prior to recordation	
10	Plat	Water Pro-Rata - 399.91 LF x \$10.53/LF = \$4,211.05	OK	Prior to recordation	
11	Plat	Wastewater Pro-Rata – 362.00 LF x \$12.18/LF = \$4,409.16	OK	Prior to recordation	

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

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

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	all sheets	Timbergate Street is classified a C1 according to the UTP, dedicate additional right-of-way for a total of 30.00' from the property line to the center line prior to recordation of the plat.	Done (30' is provided)	Addressed		
2	all sheets	Staples Street is classified A3 according to the UTP, dedicate additional right-of-way for a total of 65' from the property line to the center line prior to recordation of the plat.	This was not done for plats to the south and north	Not addressed. Per Meeting with landowner/developer on 8/7/2019, Staff understands applicant will be applying for plat waiver from the ROW dedication plat requirement. Send plat waiver letter request, stating reasons for the request per UDC 3.8.3.D, to: PlatApplication@ctexas.com. Send check for \$160 (per MuniCode Section 14-1341 variance fee) payable to City of Corpus Christi for plat waiver request fee. Staff will review and make report and recommendation. Planning Commission will make final decision, and Commission may accept or decline Staff's recommendation, and Commission may approve, approve with conditions, or deny the waiver request.	Waiver request letter submitted.	Letter requesting plat waiver from ROW dedication requirement received. Plat waiver to be scheduled on Planning Commission agenda.
3		Provide a shared access easement for all lots to limit traffic and number of driveways to Timbergate and Staples Streets prior to recordation of the plat.	Ok	Prior to plat recordation		
4	Plat	Provide 24' wide mutual Access Easement for all lots on S. Staples Street and Timbergate Drive; add the following note to the plat "This mutual easement must be maintained by each individual owner, each individual owner must maintain the portion located on his lot, and this mutual easement must remain free from obstructions to allow the free movement of vehicles between the lots".	Done.	Addressed		
5		Review access management onto Timbergate Drive which includes access spacing, driveway spacing, safe turning lanes, median treatments, and right-of-way management. Access management is a set of techniques used to control access to streets. The benefits of access management include improved movement of traffic, reduced crashes, and fewer vehicle conflicts, with traffic improvements.	No driveways are proposed to Timbergate Drive as part of this plat.	Addressed		
6	SWQMP	Provide the contours and the spot elevations 25' beyond the Property Limit.	No paving and grading is provided this plat. This should be a requirement for paving and grading projects for each lot	Addressed		
7		All fire hydrants shall have a six foot clear horizontal radius of 360" around the fire hydrant free from obstructions and shall be located on street corners or side property lines so as to be readily accessible at all times (Water Distribution Standards).	OK	Prior to plat recordation		
8		Public Improvements Plans are required and must be accepted prior of plat recordation; Submit a pdf copy of proposed public improvements along with a title sheet to Publicimprovements@ctexas.com for review and approval.	OK	Prior to plat recordation		
9	Informational	Utility Installation Request is required from TXDOT for doing any public work in the right of way on Staples Street.		Informational		
10	SWQMP	See TXDOT comments hereafter		See TxDOT comments hereafter		

UTILITIES ENGINEERING (WATER/WASTEWATER/STORMWATER)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	
1	Plat	Water Construction is required for platting.	OK	Prior to recordation	
2	Plat	Wastewater construction is required for platting.	OK	Prior to recordation	

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	See TxDOT comments below				

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

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 Mercantile/Commercial: 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational.				
2	Informational	Fire hydrants to be located 100 feet to any required FDC and hose lay may not exceed 300 feet from furthest point of any structure. IFC 2015 sec. 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).				

3	Informational	Sec. 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 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.				
4	Informational	IFC 2015 Sec. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders Sec. 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.				

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

PARKS						
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."	Done.	Addressed		

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.				

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are no issues as far as the main transmission lines are concerned.				

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following Notes on Plat: 1 – Access onto FM 2444 (South Staples St.) to meet current TxDOT standards and have TxDOT approval. 2 – Any storm water/drainage discharge to FM 2444 right-of-way to have TxDOT approval. If approved, drainage discharge rate shall be metered to meet existing conditions, as determined by TxDOT. No direct surface runoff onto FM 2444 (South Staples Street). 3 – All lots fronting FM 2444 (South Staples Street) will have shared access as through common access easement, by this Plat.	Done except did not do part of 2 ("No direct surface runoff..."). There is only 100' from each lot draining via surface runoff	1-This comment addressed. 2- If approved, drainage discharge rate shall be metered to meet existing conditions, as determined by TxDOT. This note to be modified to read: "Regional storm water drainage detention is provided as part of the public improvements, by this plat. Impervious cover beyond the plat drainage improvements may require additional onsite detention, on a lot by lot basis and as determined by TxDOT, at the building permit stage. Each lot shall have a pro-rata share of detention facilities built by this plat. Installation and maintenance of stormwater improvements and facilities within drainage easements are the responsibility of the lot owners.	Since our SWQMPs require no drainage detention as part of public improvements, I modified the note to be as reflected in Note 10, Sheet 1 of the plat.	Addressed
1	Plat	(continued)	(continued)	(continued) No direct surface runoff onto FM 2444 (South Staples Street). Regional detention to be provided for all lots fronting FM 2444.		
2	Plat	South Staples Street to be identified as FM 2444 (South Staples Street).	done	3-Addressed. This comment addressed.		
3	Plat	Developer to provide shared access easement along FM 2444 (South Staples St.), suggested minimum 24 ft in width.	OK.	This comment addressed.		

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

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.

