

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 5-16-19

TRC Comments Sent Date: 5-23-19

Revisions Received Date (R1): 7-05-19

Staff Response Date (R1): 7-16-19

Revisions Received Date (R2): 8-12-19

Staff Response Date (R2):

Planning Commission Date:

Urban Engineering Responses: 6-5-19 Urban Engineering Responses 8-12-19

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: 19PL1052

CULLEN PLACE, BLOCK B-2E, LOTS 1 AND 2 (REPLAT – 1.45 ACRES)

Located east of Airline Road and north of Belmeade Street.

Zoned: CN-1/SP

Owner: Gulfway Shopping Center/Bar Property Management, LLC

Engineer: Urban Engineering

The applicant proposes to replat the property in order to sell a portion of the existing lot for commercial 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	All blank document references shall be completed prior to recordation.	Understood	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded for any purpose..."	Understood	Prior to recordation	Understood	
2	Informational	Special Permit Ordinance # 031717 for Lot 1, Block B-2E.	Understood	Informational		

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	
Water	Yes	
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole	Yes	
Sidewalks	Yes	
Streets		No

Understood

Disagree / Staff response: See Utility comment #2

Disagree / Staff response: See DS Engineering #5.

Construction plans have been submitted.
A sidewalk waiver request has been submitted.

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 2	Airline Rd. is a proposed 95' A1 arterial right of way requiring an additional 7.5' of street dedication.	Airline Road is a fully developed 5 Lane roadway with developed properties on both sides. In this circumstance the City has not required additional dedication since it will not serve a purpose.	Addressed.		
2	Plat 2	A shared access agreement is required for the proposed lots of this plat along Belmeade Street.	This is not a platting issue	To be done at the building site plan stage.	Understood	
3	Plat 2	The Utility Easement to be closed by separate instrument all public and franchise utilities may be relocated or removed.	Easement Closure is in the process. Developer is in the process of relocating existing utilities for easement closure	Prior to Plat recordation	Understood	
4	Utility Plan	Provide and label the existing 2" gas line.	Label has been added and line moved for clarification	Addressed		
5		Public Improvements are required for the following: A) Accessible sidewalk ramp at existing Airline Road driveway. B)Wastewater service for Lot 1 for easement closure. C) Water construction for easement closure. Public Improvements shall be completed and accepted prior of plat recordation. Note: Existing approved public improvements for this property will not provide wastewater services for Lot 1. Public Improvements shall be completed and accepted prior of plat recordation.	Property has required sidewalks. Sidewalk ramps are not a platting requirement. Wastewater is accessible to Lot 1 via Manhole in Airline/Gregory intersection. Public water improvement plans have been approved by City staff.	Not addressed: driveway sidewalk ramp required. Not addressed: wastewater manhole needed to terminate the line. Service from Gregory St. will not be approved. See also Utilities Engineering Comment #2.	A sidewalk waiver request has been submitted. Construction plans for sanitary sewer line have been submitted and utility plan revised accordingly	Letter requesting plat waiver from sidewalk construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.
6	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Addressed		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required to comply with the Easement Closure. No dead-end mains will be permitted.	Understood	Prior to recordation.	Understood	
2	Plat	Wastewater construction is required to comply with the Easement Closure. One Manhole is required to terminate the public main, at the property line.	Understood	See DS Engineering #5.	Construction plans for sanitary sewer line have been submitted and utility plan revised accordingly	Addressed

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial: Light Mercantile areas shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. 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	Understood			
		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).	Understood			
		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.	Understood			
		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.	Understood			

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Open Space Regulation has been noted on the plat.	Understood			

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is located along but not immediately adjacent to any bus stops served by CCRTA bus routes and should not adversely impact any transportation services.	Understood			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

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

