

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 3-14-19

TRC Comments Sent Date: 3-18-19

Revisions Received Date (R1): 4-25-19

Staff Response Date (R1): 5-16-19

Revisions Received Date (R2): 7-29-19

Staff Response Date (R2): 8-1-19

Planning Commission Date: 8-21-19

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: 19PL1026

CALLICOATTE ESTATES UNIT 5 (PRELIMINARY – 24.62 ACRES)

Located south of Leopard Street and east of Callicoate Road.

Zoned: FR Farm Rural to RS-4.5 Single-family 4.5

Owner: Luxury Specs Homes

Surveyor: Brister Surveying

The applicant proposes to plat the property to develop a new residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.		Correct.		
2	Plat	All perimeter bearings and dimensions shall be labeled, they are currently incomplete.	complete	Correct.		
3	Plat	All interior bearings and dimensions shall be labeled to verify conformity.	complete	Correct.		
4	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	complete	Incorrect, add the right of way width to Lofthouse Dr.	ADDED ROW WIDTH	Correct.
5	Plat	Callicoatte Rd. is a proposed 130' A3 arterial right of way and will be completely displayed with labels and dimensions on the plat.	shown	An additional 25' street dedication is required adjacent to Callicoate Rd. It is a proposed 130' A3 arterial right of way. Callicoate Rd. is accepted in the City's 911 database spelled as Callicoate.	DEDICATED 25'	The dedication is correct. Change the street spelling to Callicoate so it matches the City's 911 database.

6	Plat	Plat Note 4 references depicted yard requirements that are not depicted on the plat.	fixed	Correct.		
7	Plat	Label the complete and correct legal description of the adjacent properties.	shown	Incorrect, provide lot numbers, the complete and correct legal description of the property south of Block 7 and north of Lot 1	CORRECTED	Correct.
8	Plat	Karrie Dr. is a sound a like of Kerry Dr. as platted in Schanen Estates and not allowed, choose another street name.	changed	Correct.		
9	Plat	Plat Note 2 is incomplete.	changed	Correct.		
10	Plat	Revise plat Note 3 to reference Texas State Plane Coordinate System of 1983, Texas South Zone 4205.....	changed	Incomplete	CHANGED	Correct.
11	Plat	New comment: Honey is a duplicate street name and not allowed.				
12	Plat	New comment: Princess Liana was previously submitted and not allowed. It is in the process.				

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify and correct the storm basin note to appropriate note.	fixed	Addressed		
2	Plat	Note 5 is not readable	fixed	Addressed		
3	Plat	Add a note on the plat stating the schedule of development, the proposed times of the phases of development, and the number of lots and acres in each phase, per UDC Section 3.7 Master Preliminary Plat. [The plat labels the phases, but does not provide this information].	shown	Addressed		
4	Plat	Lofthouse Drive does not have right of way label. Text size to be consistent to others.	fixed	Not Addressed	ADDED ROW	Addressed
5	Plat	Provide radius for cul de sac and street knuckle	fixed	Not Addressed, 59' radius required	fixed	Addressed
6	Plat	Show and label the Yard Requirements for the proposed Rezoning.	OK	Not Addressed	ADDED	Addressed
7	Plat	Provide the document numbers for the street and pipeline right of ways.	OK	Not Addressed	added	Addressed
8	Plat	Provide centerlines and half street distances for streets outside the boundary. Darken labeling.	OK	Addressed		
9	Plat	Show and label the existing 10' UE for Unit 2.	OK	Addressed		
10	Plat	Assign a lot number for the Retention pond. Add a Note to the plat stating this lot is non-buildable."	fixed	Addressed		
11	Plat	Enlarge the scale of the Site Map	fixed	Addressed		
12	Plat	Show and label the Utility Easements at rear of Lots and the 5' EE along the lot frontages	OK	Not Addressed	added	Addressed

13	Plat	Need to confirm with City Utilities that an apparent 36-inch water line running diagonally across the property is abandoned. If so, then draw the easement and cross-hatch it and indicate that it is being closed by separate instrument, and create a blank to be filled in with the instrument number upon closure approval by City Council.	IN TALKS WITH BILL GREEN AGREED TO VACATE AND RELOCATE	Addressed, document number not known.		
		If the water line is not abandoned, or if the easement is otherwise being used, then re-draw the plat and reconfigure the lots accordingly. Note that Callicoatte Estates Unit 2 (Vol. 47, Page 37-39) shows the easement as a City water easement. City GIS Vantage Points shows the easement as a "D.E." [Drainage Easement], but it also shows that the 36-inch water line is abandoned. Utilities GIS does not show a water line running along this route."	IT DOES. SO DOES VOL. 50, P. 73. NEITHER GIVE ANY RECORDING INFORMATION.	Addressed, easement to be closed prior to final plat recording. Submit application to contractsandagreements@cct exas.com		
14	Plat	Redraft plat to account for apparent gas transmission line traversing the property from the southwest to the northeast, east of and roughly parallel to Callicoatte Rd, according to Texas Railroad Commission GIS map viewer."	GIS HAS PIPELINE IN WRONG LOCATION. FIELD VERIFIED BY LOCATOR.	Addressed		
15	Plat	The existing 25-foot City Right-of-Way within Banily Drive, Kaytin Drive, and situated on Block 7, Lot 1 and Kayla Drive shall be closed by separate instrument prior to recordation of Final Plat.	OK	Addressed, right of way to be closed prior to final plat recording. Submit application to contractsandagreements@cct exas.com		
16	Plat	Plat approval is conditioned upon City Council adoption of ordinance (after second reading) rezoning the property from FR to RS-4.5. Add a Note to the Plat stating such, with a blanks for the Ordinance number and date, if and when such ordinance is adopted	DONE	Addressed.		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No

Public Improvements Required?	Yes with Final Plats	
Water	Yes with Final Plats	
Wastewater	Yes with Final Plats	
Storm water	Yes with Final Plats	
Fire Hydrants	Yes with Final Plats	
Manhole	Yes with Final Plats	
Sidewalks	Yes with Final Plats	
Streets	Yes with Final Plats	

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 1	Provide street names on the outside project boundaries.	FIXED	Addressed		
2	Plat 1	Provide Y.R., Easements and Lot Dimensions. They shall meet UDC.	OK	Not Addressed. Missing 15 foot U.E. along Callicoate Rd. Missing 5 foot U.E. on the rear of all Block 5 and Block 6.	ADDED	Addressed
3	Plat 1	Provide centerline dimensions of all the streets including the cul-de-sacs. They shall meet UDC.	OK	UDC 8.2.1.G. A cul-de-sac shall have a minimum 59-foot radius to the back edge of the right of way provided that, the radius to the back edge of the right of way can be reduced to 56 feet if the sidewalk is tied to the curb. Proposed do not meet the requirements.	redid street layout	Addressed
4	Plat 1	Remove Temporary drainage easement.	see current utility plan	Not Addressed. The utility plan is not related with the comment.	REMOVED	Addressed
5	Plat 1	Provide a plat note. Driveways onto Callicoate Rd. (FM 1694) are not permitted.	DONE	Addressed		
6	Plat 1	Provide street cross-section of proposed roads.	OK	Not Addressed	WITH ENGINEERING DOCS	Not Addressed; the required information must be added now. UDC 3.8.3.C
7	Utility Plan	Water and fire hydrants are required along Callicoate Rd. (FM 1694). Size of the water lines and wastewater shall be revised per City Master Plans.	see current utility plan	Not addressed. Missing water line and fire hydrants along Callicoate Rd.	WITH ENGINEERING DOCS	Not Addressed; the required information must be added now. UDC 3.8.3.C
8	SWQMP	Provide offsite capacity of receiving system for proposed discharge from development.	see SWQM plan	Not addressed. Provide cross section of detention pond, overflow weir structure, provide 5, 25 & 100 HGL on cross section of detention pond. Provide size of receiving storm water line.	WITH ENGINEERING DOCS	Prior to Plat Recordation

9	SWQMP	Provide storm water line size, depths of curb inlets, junction boxes, etc. and directional flows of surface runoff.	see current utility plan	Addressed is on the SWQMP and not in the Utility Plan		
10	Informational	Public Improvements are required at final plat along Callicoatte Rd. (FM 1694) and the interior subdivision. Improvements shall comply with City Master Plans. City main water along Callicoatte Rd. shall be 16 inches with a minimum tap of 8 inches for water distribution. Wastewater master plan of 12 inches at the southeast boundary.	see current utility plan	Prior to recordation of final plats.		
11	Informational	TxDOT approval is required for Kaytin Dr. connection to Callicoatte Rd. (FM 1694) at Final Plat prior to Planning Commission consideration.	OK	Addressed		
12	Informational	Apply acreage fees for wastewater and water at Final Plat.	OK	Addressed		
13	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	OK	Addressed		

UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required on Final Plat. No dead-end mains will be permitted.	see current utility plan	Prior to recordation on final plats.		
2	Plat	Wastewater construction will be required on Final Plat.	see current utility plan	Prior to recordation on final plats.		

TRAFFIC ENGINEERING

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

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.	X	Addressed		

FIRE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		See comments at end.	X	Addressed		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.	X	Addressed		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Open Space Regulations apply for Final Plat.	OK	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	OK	Addressed		

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment	X	Addressed		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	AEP is requesting the first 5' off the ROW on every lot and block to be a 5, EE to serve the customers by front lot means.	OK	Not Addressed	added	Addressed

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	TxDOT road to be identified on Plat as FM 1694 (Callicoatte Rd.).	OK	Not Addressed, remove "highway"	REMOVED HIGHWAY	Addressed
2	Plat	TxDOT review and approval required for access onto FM 1694 (Callicoatte Rd.)	OK	Addressed with public improvements to Final Plat.		
3	Plat	Access spacing, as per current Access Management guidelines and current posted speed limit.	OK	Addressed with public improvements to Final Plat.		
4	Plat	If Developer wishes to drain into TxDOT drainage system, review and approval will be required. Drainage being diverted away from TxDOT need to meet City of Corpus Christi Drainage Master Plan.	OK	Addressed with public improvements to Final Plat.		
5	Plat	Note on Plat: "No Additional private access from any Lot onto FM 1694 (Callicoatte Rd.)"	OK	Addressed		

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

GIS

1. Link-Node Connectivity Ratio is 1.55

FIRE

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.

IFC 2015 APPENDIX D

FIRE APPARATUS ACCESS ROADS

SECTION D102 REQUIRED ACCESS

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).

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.

SECTION D103

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

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

REQUIREMENTS FOR DEAD-END

FIRE APPARATUS ACCESS ROADS

Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.

C) Per IFC 2015, Appendix D, section D103, table D103.4. Dead end fire apparatus access roads in excess of 150 ft. shall be provided with a 120 ft. hammerhead, 60 ft. "Y".

TURNAROUNDS REQUIRED

0-150 20 none required

120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1

501-750 26

120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.

SECTION D107

ONE- OR TWO-FAMILY

RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.