

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date:

TRC Comments Sent Date: 4/11/19

Revisions Received Date (R1): 5/1/19

Staff Response Date (R1): 5/20/19

Revisions Received Date (R2): 6/14/19

Staff Response Date (R2): 6/21/19 TRC Engineering comment #1 response updated 7/25/19

Revisions Received Date (R3): 8-14-19

Staff Response Date (R3): 8-14-19

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: 19PL1035

MARTIN PLAZA, BLOCK 1, LOTS 1A & 1B (REPLAT – 2.77 ACRES)

Located west of CR 69 (Hazel Bazemore) and south of FM 624 (Northwest Boulevard).

Zoning: CG-2

Owner: Spoil Island, LLC

Engineer: LJA Engineering, Inc.

The applicant proposes to plat the property to divide a single lot into two lots.

GIS						
No.	Sheet	Comment	Applicant Response 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Lot 1A is a duplicate lot number and not allowed. Choose another lot number.	Lot 1A is changed to Lot 1C	Correct		
2	Plat	The plat closes within acceptable engineering standards.	Agree	Correct		
3	Plat	Plat notes # 1 shall include the actual projection/basis of bearing.	Change noted on plat	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add Riverwood Drive as a reference on the Location Map.	Corrected as requested	Not Addressed.	Addition of Riverwood Dr label on Vicinity Map.	Addressed.
2	Plat	Change Lot 1A to Lot 1C. Correct all references to lot numbers on the plat, including lot number on plat note # 9, Owner's certificate, and title.	Corrected as requested	Addressed.		
3	Plat	Place the Block number before the Lot number on the Plat title.	Corrected as requested	Addressed.		
4	Plat	Label dashed line area presumed to be access easement / driveway. Provide document reference if existing.	Original document provided	Addressed.		

5	Plat	Add access easement covering drive aisles/parking lots as depicted in Utility Plan, not included in Document No. 2002025429.	All lots are currently served by the existing Ingress-Egress Easement as shown. Owner would prefer a cross access agreement as noted on plat revision note 9	Not Addressed entirely. Recommend adding an access easement shown with dashed lines connecting from the existing (Doc # 2002025429) to the east adjacent property (Taylor Best) to meet TXDOT's cross access easement requirement for all lots. Plat note 9 Access easement per plat will satisfy the driveways not part of TXDOTs requirement (frontage).	Access easement lines extended and called out with leader and description. (Access easement to satisfy TxDOT cross access requirement dedicated with their plat).	Not addressed. Add Lot 2B to Plat Note 9. Lot 2B was added to Plat Note 9. Addressed.
6	Plat	Draw and label the Y.R.	There are no yard requirements	Not Addressed. As a standard for lot frontages, the YR's and UE's are a requirement. 20' YR and 15' UE along the front property line.	Addition of 20' YR and 15' UE lines added with leader and respected callouts.	Addressed.
7	Plat	Need private U.E. on Lot 1A to accommodate sewage from Lot 1C, going to private lift station. Also for force main along boundary.	Corrected as requested	Addressed.		
8	Plat	Note 7: change "Yard Requirements" to "Yard Requirement".	Corrected as requested	Addressed.		
9	Plat	Note 9: change to read: "SHARED ACCESS ACROSS LOTS 1B, 1C & 3A"	Corrected as requested	Addressed.		
10	Plat	Note 10: remove. The retention pond does not appear to be on this property.	Corrected as requested	Addressed.		
11	Plat	Note 11: at the end, add: "... is required."	Corrected as requested	Addressed.		
12	Plat	Correct the Plat Description under the Plat Title to read: "Being a Replat...."	Corrected as requested	Addressed.		
13	Plat	Move 50' UE label and dimension leader within platted area.	Corrected as requested	Addressed.		
14	Plat	Replace all references to "amending" with "replat".	Corrected as requested	Addressed.		
15	Plat	Label the complete legal description of the western and eastern adjacent parcels.	Corrected as requested	Not Addressed. East property is Vol. 68 Pg 591. For west property, provide full legal description and Volume and page.	Our citation for Taylor Best Plaza East property is correct @ Vol. 68, Pg. 669. Citation for West Property is correct at Vol. 68, Pg. 591.	Addressed.

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks	Yes	
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 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide and label shared access agreement between proposed lots.	Same as land development notes	Not Addressed: Indicate limits of shared access in conformance with Utility Plan layout. (Taylor Best, Lot 1B)	Addressed and explained in comment No. 5 of the Land Development table.	Not addressed. Add Lot 2B to Plat Note 9. Lot 2B was added to Plat Note 9. Addressed.
2	Plat	Provide storm water/drainage agreement between proposed lots and adjacent Lot 3A.	Corrected as requested	Not Addressed: Provide outfall conveyance agreement to abutting property (Lot 3A).	Existing drainage plan as shown on As-Built has been in place for years. Obviously designed and agreed to by all parties. No drainage agreement document exists.	Provide a new drainage agreement document. Drainage agreement document provided. Addressed.
3	Plat and Utility	Provide and label the Private Utility Easement for existing wastewater service line crossing lot line.	Corrected as requested	Addressed on Plat Instrument.		Addressed
4	Plat and Utility	Provide and label a 15 feet Utility Easement for existing 3" wastewater force main line, running north of lift station. Confirm whether private or public.	An easement for this line is already recorded as noted on plat revision	Addressed.		Addressed
5	Utility Plan	Provide location of existing fire hydrants (it may required additional public improvements).	As shown on previously submitted utility plan	Not Addressed: Provide location of FHA's on 12-inch water within FM 624 ROW.	Addition of dimensions with breaklines and fire hydrant symbol to show location within FM 624 ROW.	The updated Utility Plan wasn't included with revisions. The Utility Plan was updated to include revisions. Addressed.
6		Provide calculation of existing private wastewater lift station and city main receiver line has capacity to handle the new proposed lot.	See lift station calculation sheet performed by RVE 8-2005 (attached)	Addressed.		Addressed
7		Public Improvements are required for sidewalk and may be required for fire hydrants. Public Improvements shall be completed and accepted prior of plat recordation.	There are no public sidewalks on this or any surrounding properties. See note 5 above for fire hydrants	Not Addressed. Sidewalk construction required	No longer required as per Bill Green and email from Jalal Saleh, PE on May 23, 2019. "Since no sidewalks exists along the south side of NW Blvd if you submit a waiver request for the sidewalk, Land Development Division will support the request... If a request is made for a sidewalk waiver, DSE supports this request."	Submit the Sidewalk waiver application as per UDC Section 3.8.3.D and the \$160.00 Waiver application fee. Sidewalk waiver application provided. Waiver received.

UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Please contact Nueces County Water Control & Improvement District #3 for comments on water.	Water is available	Provide a copy of approved NCWID #3 plans will be required.	Contact was made and NCWID provided a letter resolving this matter. Letter will be attached to email.	Addressed.
2	Utility Plan	Wastewater construction is required for platting.	None required	Addressed: Public wastewater service not required as service provided through on site private infrastructure.		
3	Utility Plan	All public wastewater mains shall be in a minimum of a 15' utility easement (verify whether lift station and mains on the property are public or private).	As noted on plat	Addressed: Private wastewater infrastructure easement addressed by DSE 4 comment above.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Proposed driveway access to Northwest Boulevard (FM 624) shall conform to TXDOT access management standards.	It does	Addressed.		
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FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial Areas: Light Mercantile areas shall 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	In place	Informational.		
		Note: Appendix B IFC 2015 Table B105.2 (Due to low water pressure in this area)-if the building has a sprinkler system installed, the water supply is allowed to be reduced to 1,000 GPM	Noted	Informational.		
		FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS	In place	Informational.		
		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).	In place	Informational.		
		Note: Fire Access roads to neighboring structures shall be blocked, gated, or barricaded. 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.	In place	Informational.		
		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	In place	Informational.		
		D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	In place	Informational.		

		D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.	In place	Informational.		
		D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.	In place	Informational.		
		D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.	In place	Informational.		
		D104.3 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 lot or area to be served, measured in a straight line between accesses.	In place	Informational.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Plat has standard comment.		Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	Noted	Addressed.		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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 5/1/19	Staff Resolution	Applicant Response	Staff Resolution
1		Provide cross access easement on Plat and on Deeds / shared use entrance agreement for both lots. Cross Access Easement to connect to adjacent development on the east side.	As shown on plat	Not Addressed. Adjacent development is (Taylor Best, Lot 1B)	Addressed and explained in comment No. 5 of the Land Development table.	Addressed.
2		Note on Plat " No additional access from either lot onto FM 624.	This verbiage has been added to note 12 on plat	Not Addressed.	Addressed and explained on Final Plat under Notes No. 12	Addressed.
3		No drainage to FM 624 right of way. If developer wishes to drain into TxDOT drainage system, approval is required.	See revised note 10 on plat	Addressed.		

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.