

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 6/27/19

TRC Comments Sent Date: 7/10/19

Revisions Received Date (R1): 7/25/19

Staff Response Date (R1): 8/19/19

Revisions Received Date (R2): 8/26/19 after meeting 9/3/19

Staff Response Date (R2): 9/09/19

Planning Commission Date: 10/02/19

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: 19PL1063

CALALLEN SOUTH UNIT 1 (FINAL – 23.145 ACRES)

Located east of I.H. 69/US Hwy 77 and north of CR 48.

Zoned: RS-6

Owner: Walker Holdings & Development, LLC

Engineer: Bass & Welsh Engineering

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

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.		Correct, although see comment 2.		
2	Plat	Add the label and curve data "A" from sheet 3 to sheet 2 calling it "J" in the curve data legend.	Done ("D" on Sheet 2)	Incorrect, "A" on sheet 2 is "D" on sheet 3 and doesn't match. "A" on sheet 3 is incorrect. "D" on sheet 3 matches the original submittal. This creates a closure issue.	Corrected. Curves match. "A" on Sheet 3 is correct.	Correct
3	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Done.	Correct		
4	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 30' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances. The intersection Emory Dr. at Corvette Dr. requires 15' corner radii.	Done (corrected).	Correct		
5	Plat	Match lines are required for each plat sheet.	Used continuations per Larry	Correct		
6	Plat	The 80' DE, DOC 2007039910, continues onto Emory Dr. on the preliminary plat and not on this final plat, correct and revise.	Done.	Correct		
7	Plat	Lot 2A, Block 1 is not acceptable on a new final plat. The "A" in the lot number denotes an amending classification. Correct the error and renumber Block 1 accordingly. The preliminary plat is referenced.	Done.	Correct		
8	Plat	Blank document references shall be completed prior to recordation.	Ok.	Correct		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct the 20' YR on Silverado Drive to a 25' YR. (Zoned RS-6).	Done.	Approved		
2	Plat	Show and label the two found monuments on the plat.	Done.	Approved		
3	Plat	Place street labels above centerlines for streets.	Done.	Approved		
4	Plat	Delete "SHOWN ABANDONED ON TX RRC WEB SITE" at the eastern end of the 30' pipeline easement, on Sheet 2 of 3.		Approved		
5	Plat	Provide a rear easement label for Block 14, Lot 1.	Done.	Approved		

6	Plat	Add a 10' U.E. within the front Y.R. of Block 20, Lot 1 (Sheet 1). At the eastern end of Block 20, Lot 1, continue the UE east along the south side of Silverado Dr. by obtaining 10' UE by separate instrument from lot owner of MER Subdivision, Block 1, Lots 1 and 2. Continue the 10' UE east along Silverado Dr. (south side of Silverado Dr.) to Block 21, Lot 1. (10' UE is required along C1 Collectors per UDC 8.2.3.A.2).	Done except for MER Sub. Silverado could be a 28' BB street but was made larger as a decession of developer and is not a required C-1 collector. Thus it should be treated as a non-collector.	Approved. Street not a C1 Collector. Utilities can continue east along Right of way to easements further down Silverado Drive.		
7	Plat	Provide a label for a 5' EE and a 10' UE for Block 21, Lot 1 (nonbuildable lot) for a total of 15' UE, to line up with easements on Block 10, Lot 1).	Done.	Approved		
8	Plat	Draw the Pipeline easement across Block 21, Lot 1, and Block 10, Lot 1. (Sheet 3).	Done.	Approved		
9	Plat	Provide a 5' front UE parallel to the 5' front EE for all of the lots that have a front 5' EE.	Done.	Approved		
10	Plat	Provide a 10' side UE parallel to the 5' side EE for all of the lots that have a side EE. Correct the labeling of all side yard UE's that are parallel to a side 5' EE: change from "15' YR/UE to "15' YR/10' UE" (because the 5' side EE and the 10' UE do not overlap; they are separate) (see, for example, Block 15, Lot 1; Block 14, Lot 1; Block 10, Lot 1 & Lot 8; Block 9, Lot 1; Block 2, Lots 1, 3, 4 & 6; Block 3, Lots 1 & 10; Block 4, Lots 1 & 7).	Done.	Approved		
11	Plat	Label the front and side YR, EE and UE for Block 5, Lots 1 and 33. Add 5' UE to front of Block 5, Lot 33 and add 10' UE to side of Block 5, Lot 33 and Lot 1.	Done.	Approved		
12	Plat	Provide 7.5' side UE for Block 1, Lot 23, and for Block 5, Lot 10, and an adjacent off-site side UE of 7.5' by separate instrument (recorded instrument number to be filled in prior to recordation of the plat) to each lot. Alternative is to provide a full 15' UE along the side lot line. (UDC 8.2.3.A.4).	Done.	Not Addressed. Easement stops at 15' UE. Also for Lots 5 & 6., Blk 5.	Done for now Lot 29, Blk 1. Done for Lot 10, Blk 5.	Approved
13	Plat	Increase the rear UE from 5' to 15' for Block 15, Lot 1; Block 10, Lots 1-8; Block 4, Lots 1-7; and similarly configured lots; or, increase the rear UE from 5' to 7.5' and provide an adjacent, off-site 7.5' UE by separate instrument to match the 7.5' rear UE. Show and label the adjacent off-site 7.5' UE by separate instrument (recorded instrument number to be filled in prior to recordation of the plat). (UDC 8.2.3.A.4).	Done.	Approved		
14	Plat	For all UE that parallel pipeline easements, correct the 10' UE to 15' UE (these are side or rear UE and UDC 8.2.3.A.4 requires 15').	The 10' UE's were changed to 10' no bldg strips as shown	Approved		
15	Plat	Correct the side 5' UE to 7.5' UE along both sides of the side lot line (to achieve 15' UE total) for lots including Block 1, Lots 11 & 12 and 17 & 18, and similarly configured lots. (UDC 8.2.3.A.4).	Done.	Approved. Reconfigured lots.		
16	Plat	Show the entire boundary of Lot 2, Blk 1, MER Subdivision. Adjust the legal description label to be within the boundary.	Done.	Approved		
17	Plat	Provide another note and leader with dimension for 36' Pipeline Easement for Block 4.	Done.	Approved		
18	Plat	Verify and show that Lots 6, 7, & 8 Block 1 meet the 50' minimum Lot width measured at the YR.	Done. Chords at Yrs 7: 67.01', 8:63.94', 9: 57.42'	Approved		
19	Plat	Change Sheet 3 to Sheet 2; Sheet 2 to Sheet 3, to provide continuity of the depiction of Silverado Dr.	Done.	Approved		
20	Plat	Water Distribution System acreage fee – 23.15 acres x \$719.00/acre = \$16,644.85		Prior to recordation.		
21	Plat	Wastewater System acreage fee – 23.15 acres x \$1,571.00/acre = \$36,368.65		Prior to recordation.		
22	Plat	Water Pro-Rata - 290.19 LF x \$10.53/LF = \$3,055.70		Prior to recordation.		
23	Plat	Provide a note stating, "Block 21, Lot2 & 3; Block 1, Lots 3A & 3B; Block 1, Lot 7A & 7B; Block 3, Lot 4A; Block 4, Lot 5B are labeled as Private Streets and are to maintained by the HOA to the same standards as connecting public streets for the safe use of persons using the streets and state that the City of Corpus Christi has not obligation or intention to ever accept such streets as public right-of-way".	Done.	Approved		
24	Plat	If a proposed plat identifies improvements as private, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7)	OK.	Approved		
25	Plat	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8) The legal instrument shall include and be consistent to all plat language referencing private streets. Provide a plat note that makes reference to the recorded HOA Declaration. If the HOA has restrictive covenants, then provide reference for the recorded document, unless they are incorporated with the HOA declaration.	Done (plat note for HOA).	Approved		
26	Plat	Provide a Plat note for Private streets: UDC 8.2.1.J.14: "The owners of property in this subdivision and any homeowners association or property owners association agree to release, indemnify, defend and hold harmless any governmental entity for damages to: a. Private streets occasioned by the reasonable use of the streets by government service vehicles; or b. injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction."	Done for homeowner's association or property owners association.	Approved		
27	Plat	For the rest of the Pipeline easements labeled with a Block and Lot number, provide a plat note indicating whether these lots will be included with the HOA as Common Area or will remain owned by current Owner and developer.	Done.	Approved		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The developer's alignment of Emory Drive, a proposed C1 Collector, complies with the Urban Transportation Plan.		Approved		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, see comments 2, 8, 9	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

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 (sheet 1 and sheet 2)	Provide the distance from the property line on Emory Drive to the Center Line of Interstate Highway 69 and from the property line on Silverado Drive to the Center Line of Interstate Highway 69.	Done.	Addressed		
2	Utility Plan	Water construction will be required for platting, but the Engineer must determine the CCN (Certificate of Convenience and necessity) Status of this location and take action with TCEQ to identify and establish which Water District will be serving this area. Appropriate action will then be required to provide the water needed for this project.	The city has water lines traversing the subject site thus water by city.	Not addressed	Discuss with Gabriel	Addressed and verified CCN with City of Corpus Christi.
3	Utility Plan	The proposed wastewater system is connected to a PRIVATE wastewater system, don't connect the proposed public wastewater system to a private system.	WW is public, See Heratage West plat.	Not addressed, It is private WW line in a public UE.	Discuss with Gabriel. Line is not private says engineer for this WW line, Murray Bass. It is in UE for public line.	They are not connecting to the private line; Addressed
4	Utility Plan	Proposed wastewater connection requires a waste water master plan amendment per Preliminary plat.	application has been made for ammendment	Pending Review by Utility Department.	Discuss with Gabriel	Utility Department is working with the Design Engineer; will be addressed prior to Plat Recordation.
5	SWQMP	Storm Water Quality Management plan not approved. Channel right of way doesn't have enough right of way nor capacity per Storm Water Draft Master Plan. Mitigate the increase of flows for the 5 yr., 25 yr. and 100 yr. storm events per preliminary plat.	The SWQMP was approved with the preliminary plat thus no new analysis	Not Addressed, SWQMP wasn't approved with the preliminary Plat, submit updated SWQMP.	Discuss with Gabriel. Preliminary plat showing ROW widths was app by the PC.	Addressed; this plat isn't adjacent to the Channel.
6	SWQMP	Provide the contours and the spot elevations 25' beyond the Property Limit.	Will do on construction plans	Not Addressed, submit updated SWQMP.	Discuss with Gabriel	To be addressed with PI Plans.
7	SWQMP	The receiving water note must be indicated on the SWQMP; use the same note indicated on sheet 1.	The SWQMP was approved with the preliminary plat.	Not Addressed, submit updated SWQMP.	Discuss with Gabriel	Addressed on Plat
8	Utility Plan	Show the proposed 8" water line connection on Emory to the existing 6' water line on Emory; indicate the type of the proposed 8" water line .	This 8"connection will be made when platting area at presently existing Emory Drive	Not Addressed, submit updated Utility Plan.	Discuss with Gabriel	To be addressed with the related Plat
9	Utility Plan	Label the water line connection on Silverado drive and Interstate Highway 69.	This was done with utility plan approved with preliminary plat	Not Addressed, submit updated Utility Plan.	Discuss with Gabriel. Will show in construction plans.	Addressed
10		Pipelines located in proposed right-of-way must be lowered 10' below the lowest City utility, the Developer must pay for the adjustment.	Not a requirement per Gabriel	Will be addressed prior to Public Improvement Plans approval; protection system must be provided.		Will be addressed prior to Public Improvement Plans approval. Pipelines will be located in a private Easements that will be maintained by the HOA.

11	Plat	The Developer must subordinate all Pipeline company 1st right to the City of Corpus Christi where the pipeline easements overlap the proposed rights-of-way. Provide the necessary recorded documents; in the case of the abandoned pipeline easement, you need to vacate it, make sure no multiple and no active pipelines are located in the pipeline easement (after vacating the pipeline easement, delete the following note from page 2 of the Plat document "30' TX EASTERN TRANSMISSION CORP. PIPELINE EASEMENT, V. 760, p.220, D.R. PIPELINE IN THIS EASEMENT SHOWN ABANDONED ON TX PRC WEB SITE").	Not a requirement per Gabriel	Must be addressed Prior to Plat approval; submit documentation from the Pipeline Companies indicating their approval to the proposed development.	Discuss with Gabriel. Change this requirement to pipeline company approval of construction plans.	Will be addressed prior to Public Improvement Plans approval. Pipelines will be located in a none buildable lots that will be maintained by the HOA (including streets).
12		Public Improvements Plans are required and must be accepted prior to plat recordation.	OK.	To be addressed prior to recordation.		
13	Informational	Proposed driveway access to US-77/IH-69 shall meet Texas Department of Transportation Requirements.	OK.	To be required at Site Development / Building Permit stage		
14	Informational / SWQMP	See TxDOT comments hereafter		Addressed.		
15	Informational / SWQMP	Note on Plat-" Drainage must meet TxDOT guidelines and have TxDOT Approval."	No drainage is being taken to US77/IH69	Prior to recordation.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting, but the Engineer must determine the CCN Status of this location and take action with TCEQ to identify and establish which Water District will be serving this area. Appropriate action will then be required to provide the water needed for this project.	The city has water lines traversing the site in two places thus city to furnish water for this site	Not addressed	Discuss with Gabriel.	Addressed
2	Plat	Wastewater construction is required for platting.	OK.	To be addressed prior to Plat recordation.		

UTILITIES ENGINEERING (STORMWATER)

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

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual. Fire hydrants every 600 feet	OK.	Addressed.		
2	Plat	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. 26 feet required where fire hydrants are located.	OK.	Addressed.		
3	Plat	All roads to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds prior to "going vertical" with any structure.	OK.	Addressed.		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 15' U.E. by separate instrument from existing 15' U.E. along U.S. 77 heading east along Silverado Dr. to existing 15' U.E. of lot 2A, Blk. 1	OK.	Approved. Street not a C1 Collector. Utilities can continue east along Right of way to easements further down Silverado Drive.		
2	Plat	Request 10' U.E. between Lots 1 & 2, 5 & 6, Blk. 5	Done.	Not addressed. Easements to end at 15' UE	Addressed.	
3	Plat	Request 15' U.E. on Lot 2, Blk. 1 to Silverado Dr.	Done.	Not addressed. To avoid longer gas line route to Blk 10 Lot 1, Change 10' Building strip to an easement on Lot 1 & 2, Blk 1.	Done.	

4	Plat	Change 10' U.E. to 15' U.E. on Lot 33, Blk. 5 as shown on sheet 3 of 3	Done.	Addressed.		
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PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees	Preliminary plat does not reflect park	Prior to recordation.		
2	Plat	Park Development Fees: 71 dwelling units (lots) x \$200 = \$14,200		Prior to recordation.		
3	Plat	Land dedication requirement: 1 acre per 100 dwelling units = 0.71 acre. Department will not accept land. Fee in lieu of land required (UDC 8.3.6).		Prior to recordation.		
4	Plat	Community Enrichment Fund fee: \$62,500/acre* x 0.71 Acres = \$44,375 *(Land value is capped at \$62,500/acre and is used in this calculation unless the applicant provides written documentation of fair market value by MAI certified real estate appraiser or actual purchase price evidenced by money contract or closing statement within 2 years of application date) (UDC 8.3.6).		Prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along but not immediately adjacent to any bus stops served by CCRTA bus Route 27 Leopard and should not adversely impact any transportation services.		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	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a Note on Plat: "All subdivision access to meet current TxDOT access guidelines and approval."	Done.	Addressed.		
2	Plat	Provide a Note on Plat: "No additional Access onto IH 69 Frontage Road (Access Road), except as depicted per this Plat."	Done.	Addressed.		
3	Plat	Provide a Note on Plat: "No drainage to State of Texas right-of-way allowed."	Done.	Addressed.		
4	Plat	TxDOT Access/Driveway Permit required for permanent and temporary construction entrances.	OK	Prior to recordation.		
5	Plat	Insufficient information provided, need more information in regards to proposed drainage. Where is drainage detention being provided? Need information in regards to drainage flow direction.	SWQMP approved with preliminary plat. No drainage to US77/IH69. No detention.	Prior to recordation.		
6	Plat	Provide profile of drainage with HGL for all drainage	In construction plans	Prior to recordation.		

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.

