

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 8-22-19

TRC Comments Sent Date: 8-30-19

Revisions Received Date (R1): 9-17-19

Staff Response Date (R1): 9-25-19

Revisions Received Date (R2): 10-07-19

Staff Response Date (R2): 10-08-19

Planning Commission Date: 10-30-19

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: 19PL1091

MORTON MEADOWS (FINAL – 6.024 ACRES)

Located west of Flour Bluff Drive and south of Graham Road.

Zoned: RS-6 and RM-1

Owners: Dinah P. Morton and Gary L. Morton

Surveyor: Brister Surveying

The applicant proposes to plat the property in order to subdivide 5 lots for single family residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).)	Ok	Correct		
2	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. (Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	All right of ways labeled	Incorrect	Changed ROW of Flour Bluff to varies and added half and full width at given point	Correct
3	Plat	Add the name "Morton Tract Block 1, Lot 2" in the legal description to complete Volume 67/Page 143 M.R.N.C.T. (Unified Development Code Article 3.2)	Added Morton Tract to legal description	Correct		
4	Plat	Flour Bluff Dr. is a 95' A1 arterial right of way. (Unified Development Code; Articles 8.2; 8.2.1.D; 8.2.1.E)	Added text 95' to right of way of Flour Bluff	Incorrect, see comment 2. An Urban Transportation Plan designated A1 arterial right of way is sometimes greater than 95' wide as in this case. In the event the right of way varies, provide and label the dimensions at a given point.	Changed ROW of Flour Bluff to varies and added full and half width at given point	Correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	On the Engineering certificate block change "William J. Green, P.E." to "Gabriel Hinojosa, P.E"	Changed	Addressed		
2	Plat	On the Planning Commission certificate block change "Eric Villarreal" to "Carl Crull"	Changed	Addressed		
3	Plat	Verify P.D.E on the Legend	Added PDE to legend	Addressed		
4	Plat	Include the block and lot on the plat title.	Added Block and Lot to title	Not Addressed: Revised Sheet 1 of 2 and all blocks are to be labeled on the plat area, preferably using a circled number.	Added Block and Lot to Sheet 1 of 2	Addressed
5	Plat	Water Distribution System acreage fee – 5.50 acres x \$719.00/acre = \$3,954.50 (Uplatted lots)	Ok	Prior to recordation		
6	Plat	Waterwater Distribution System acreage fee – 5.50 acres x \$1,571.00/acre = \$8,640.50 (Uplatted lots)	Ok	Prior to recordation	Will submit waiver for exemption	Letter requesting plat waiver from exception wastewater fees received. Plat waiver to be scheduled on Planning Commission agenda.
7	Plat	Water Pro-Rata - 195.00 LF x \$10.53/LF = \$2,053.35	Ok	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water per Master Plan		No
Wastewater	Yes	
Stormwater		No
Fire Hydrants		No
Manhole	Yes	
Sidewalks		No, sidewalk exists
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Yes, will submit waiver for wastewater construction and exemption for lot/acreage fees
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The layout provided will result in too many driveways that do not meet the UDC, provide a layout that will result in driveways that will meet the UDC, a shared access driveways maybe necessary. See the following UDC tables 7.1.7A, 7.1.7E and 7.1.7F	Added 25' X 25' shared access	Addressed		
2	Plat	Public improvement plans and construction and acceptance are required. Submit public improvement plans to PublicImprovements@ctexas.com for review and approval. Public improvements must be approved; this item is required prior to Plat Recordation.	Waiver will be submitted	Letter requesting plat waiver for wastewater/manhole construction requirement was <u>not received</u> . Submit waiver request	Submitted waiver	Letter requesting plat waiver from wastewater construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.

3	Informational	SWPPP Plans are required	OK	Addressed		
4	Informational	See Utility Department comments.	Ok	Addressed		

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction required for platting.	Ok			
2	Plat	Wastewater construction required for platting.	Submitting waiver	Seeing Engineering Comment# 2	Submitted waiver	Letter requesting plat waiver from wastewater construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	City Water Distribution Standards: S.F. RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. Commercial Areas: shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. IFC 2015 APPENDIX D 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	Ok			
2		SECTION D103 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 Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. (If Installed) security gates to meet current IFC 2015 codes	Ok			
3		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).	Ok			

4		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.	Ok			
5		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	Ok			
6		IFC 2015 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.	Ok			
7		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.	Ok			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Ok			
2		Community Enrichment Fund fee = (0.04 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Ok	Prior to plat recordation		
3		The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Ok	Prior to plat recordation		
4		Park Development Fee (\$200 per unit) = \$200 x 4 units = \$800.00 (Unplatted lots) (UDC 8.3.6)	Ok	Prior to plat recordation		

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.	Ok			

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

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.

