

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date:
TRC Comments Sent Date: 4/17/19
Revisions Received Date (R1): 6/5/19
Staff Response Date (R1): ~~6/26/19~~ 7-09-19
Revisions Received Date (R2): 9-27-19
Staff Response Date (R2): 10-4-19 Set PC date
Revisions Received Date (R3): 10-10-19
Staff response Date (R3): All TRC comments met 10-21-19
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: 19PL1040

EMPIRE SUBDIVISION (FINAL – 16.39 ACRES)
Located north of Slough Road and east of Ametrine Drive.

Zoned: RS-6 (Rezoned from CG-2 and FR)

Owner: Mostaghasi Enterprises, Inc.
Engineer: Munoz 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 does not close. Impossible to check for closure without perimeter bearings and dimensions.	Added	The plat does not close within acceptable engineering standards.	Revised	The plat closes within acceptable engineering standards.
2	Plat	Remove the color image from the location map, monochrome is acceptable.	Revised	Correct		
3	Plat	Ametrine Dr. is a proposed 60' collector right of way requiring additional street dedication.	This street is currently part of City Project 18042A, no dedication required	Incorrect, legal dedication is required and must coincide with the Slough Rd. Improvement Project	Information added	Correct

4	Plat	The legal description is incorrect and shall be corrected.	corrected	Incorrect	Revised	Correct
5	Plat	The plat shall extend to the western boundary of Ametrine Dr. and show the street dedication in accordance with all City Codes.	Revised	Correct as long as the boundary coincides with the Slough Rd. Improvement Project.		
6	Plat	The referenced document Vol. 1564, Pg. 948 DRNCT is described in Document 2013053250 DRNCT as Volume 1546, Page 948 DRNCT and noted as a Right of Way Easement. Provide a copy of the correct document and verify the plat's reference is correct. That easement shall be included as part of the plat and dedicated as Ametrine Dr.	Provided	Incorrect	Revised Information added	Corrected on 10-10-19 Incorrect – the correct document is v1546p948 DRNCT. Do not use the file number.
7	Plat	Identify the dashed line east of and adjacent to the plat.	Provided	I see it's been removed.		
8	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.	Provided	Incorrect, Ametrine Dr. is incomplete. Ametrine Dr. shall be shown as outlined in the Slough Rd. Improvement Project including the right of way width and centerline dimension.	Labels provided	Correct
9	Plat	Label the complete and correct legal description with correct recording information of the adjacent properties.	Provided	Incorrect	Labels revised	Corrected on 10-15-19 Incorrect, see v66/p95; tax id 247600262105/ Lisa Dianne Periman; Charles Lile .41 ac tract tax id 247600262120.
10	Plat	All streets shown on the plat will have a unique name with suffix that is acceptable to the City of Corpus Christi. Austrian Drive is used on two separate street and not allowed.	Revised	Correct		
11	Plat	Austrian and Latin are Courts not Drives, correct and revise.	Revised	Incorrect, Latin Dr. has not changed.	Okay	Correct
12	Plat	Increase the text size of the location map street names.	Revised	Correct		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat 1	Improve the clarity of the Location Map with closer area showing Rodd Field Road and Slough Road.	Revised	Addressed.		
2	Plat 1	Plat Application Page 1: Lower left corner: Change the "Date Received" date to the date that the application was accepted and forwarded to the TRC. (The 2/6/2019 date is inaccurate because the initial application was rejected).	Unknown comment	Addressed. In office correction by Development Services.		
3	Plat 2	Re-draw Block 1, Lots 5, 8, 11, and 14. These lots are less than 6,000 square feet and do not comply with RS-6 zoning.	Revised	Addressed.		
4	Plat 2	Resolve duplicate street name, "Austrian Drive."	Revised	Addressed.		
5	Plat 2	For all back to back corner lots, combine the labels as 10' YR/UE.	Revised	Addressed.		
6	Plat 2	Darken all YR labels and increase text size for YR and UE labels.	Revised	Not Addressed		Addressed.
7	Plat 2	Provide a YR label for Lots 4, 9, 10, Block 1.	Provided	Addressed.		
8	Plat 2	Provide 15' YR/UE label for Lot 20, Block 2.	Provided	Addressed.		
9	Plat 2	Label side U.E. with dimension, for Block 2, Lots 12 and 13. Recommend move between Lots 10 & 11 as requested by Gas Department.	N/A	Not addressed. Between 11 & 12 is now preferred.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard.
10	Plat 2	Label adjacent east U.E. with dimension, adjacent to Block 1. If that dimension is less than 10 feet, then increase the rear U.E. of Block 1, Lots 13-23 from 5 feet to a figure so that the total U.E. is 15 feet on both sides of the rear lot lines.	N/A	Addressed.		
11		Increase side Y.R./ U.E. for Block 3, Lot 1 from 10 feet to 25 feet.	10'UE has been provided for years	Not Addressed. YR to be 25'.	Discussed with Staff, no change required	Addressed. Developer is allowing all utilities in the front yard.
12	Plat 2	Increase side U.E. for Block 3, Lots 6, 7, 12 and 13 from 10 feet to 15 feet per UDC 8.2.3.A.4.	10'UE has been provided for years	Not Addressed	Discussed with Staff, no change required	Addressed. Developer is allowing all utilities in the front yard. No gas.
13	Plat 2	Increase the rear U.E.s from 10 feet to 15 feet for Block 3, Lots 1-3, per UDC 8.2.3.A.4.	See comment 28	Not Addressed	Provided	Addressed on 10-10-19 Not Addressed, Label as 15 YR/UE

14	Plat 2	Increase the rear U.E.s from 5 feet to 7.5 feet for Block 3, Lots 4-9, per UDC 8.2.3.A.4.	N/A	Not Addressed. Recommend, placing the 15' UE on the plat as there is no easement to place cable and gas.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.
15	Plat 2	Increase the rear U.E.s from 5 feet to 7.5 feet for the lots in Block 4.	N/A	Not Addressed. Recommend, placing the 15' UE on the plat as there is no easement to place cable and gas.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.
16	Plat 2	Increase the rear U.E.s from 5 feet to 7.5 feet for Block 1, Lots 2-12.	N/A	Not Addressed. Recommend, placing the 15' UE on the plat as there is no easement to place cable and gas.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.
17	Plat 2	Note 9: change "Yard Requirements" to "Yard Requirement."	Revised	Addressed.		
18	Plat 2	Draw a centerline for Ametrine Drive.	Line is there, covered by others	Not Addressed and shown correctly.	Note added to indicate center line	Addressed.
19	Plat 2	Correct Plat note 1 to the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	Revised	Addressed.		
20	Plat 2	For UE labels within the right of way, provide a dimension leader to the easement.	Revised	Addressed.		
21	Plat 2	Lighten the south adjacent recorded property.	Revised	Not Addressed	Revised	Addressed.
22	Plat 2	Provide ownership name for both north adjacent properties fronting Ametrine Drive.	Revised	Addressed.		
23	Plat 2	Provide document numbers for north and east adjacent properties to Block 1.	Revised	Addressed.		
24		Water Distribution System Lot fee – 68 lots x \$182.00/lot = \$12,376.00	-	To be addressed prior to recordation.		
25		Wastewater System Lot fee – 68 lots x \$393.00/acre = \$26,724.00	-	To be addressed prior to recordation.		
26	Plat 2	For street dedication, provide the square footage with a light hatch.	Revised	Addressed.		
27	Plat 2	Minimum Y.R. (front and side) shall be 25 foot on Block 2, Lot 20 and Block 3, Lot 1.	N/A	Not Addressed		Addressed.
28	Plat 2	Provide 10 foot U.E. along Ametrine Dr.	Provided	Addressed with LD Comment #13		

29		Applicant shall dedicate full right-of-way and construct full pavement width for Ametrine. If applicant plans to dedicate less than full right-of-way, and/or plans to construct less than full pavement width, applicant shall make request to Planning Commission per UDC 8.2.1.F.	See comment 3	Not Addressed	See drawing, dedication is correct.	Addressed dedication requirement. Construction to be addressed with public improvements.
30		Informational: The City may accept cash-in-lieu of construction of a half street, (or both half-street and either or both of its related water and sanitary sewer infrastructure improvements, if Planning Commission has approved the plat containing the half street per UDC 8.2.1.F. (UDC 8.1.13).	N/A	To be addressed with public improvements.		
31		Prior to recordation: Payment of street light fees are required at time of plat recording.	Okay	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.	Okay	

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Wastewater	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	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 1	Add the following restriction note to the Plat: Driveway is prohibited along Ametrine Dr.	Provided	Addressed		

2	Plat 1	Add the following restriction note to the Plat: Driveway is prohibited along Macedonian Dr. for Block 3, Lot 10.	No	Not Addressed	Note added	Addressed
3	Plat 2	Side and rear easement shall have a minimum of 15 foot U.E.	N/A see comment 11 & 12	Not Addressed	Discussed with Staff, no change required	Addressed. Removed all side and rear easements. Developer is allowing all utilities in the front yard. No gas.
4	Plat 2	Turnaround at west of Macedonian Dr. shall comply with city standards.	Okay	Not Addressed. Show all relevant dimensions, including the width of the west right-of-way of Macedonian Dr., abutting the Stoops property.	Information added	Addressed.
5	Plat 2	Provide center line radius on Macedonian Dr. turnaround.	See Curve Table	Addressed		
6	Plat 2	Provide center line radius on all the cul-de-sacs.	See Curve Table	Addressed		
7	SWQMP	Provide storm water calculations (pre-development and post-development) for 5, 25 and 100 year storm events.	Provided	Addressed		
8	SWQMP	Provide drainage flow directions, patterns, existing ditch/swale and proposed design (storm water enclosed system) for the increase flows.	Provided	Not addressed. Drainage subbasins not clearly defined. Stormwater infrastructure not clearly dimensioned.	Revised	Addressed
9		Public Improvements are required for water (including Ametrine Dr.), fire hydrants (including Ametrine Dr.), wastewater on site and off site (Master Plan-OSO WRP Service Area- Exhibit 3), streets (including Ametrine Dr.), street lights, storm water and sidewalks (including Ametrine Dr., 5 foot). Public Improvements shall be completed and accepted prior to plat recordation.	See comment 3	Not addressed. Provide dimensions of existing and proposed utility infrastructure on Utility Plan. [insert standard language on full street responsibility and half-street request required]	Street is constructed, sidewalk within dedication to be installed, and underground storm sewer	Prior to recordation of the Plat
10	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	-	Informational. To be addressed at the Building Permit stage for each lot.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	okay	Addressed- To be addressed prior to recordation.		
2	Plat	Wastewater construction is required for platting. Construction must comply with the Wastewater Collection Master Plan for the area.	okay	Addressed- To be addressed prior to recordation.		

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	Plat Comment 3.1 should indicate the effective Flood Insurance Rate Maps and the Preliminary Flood Insurance Rate Maps. In this case, the effective is more stringent and the zones will need to be delineated.	Provided	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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 and operational.	-	Addressed as Informational		
		IFC 2015 APPENDIX D FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS	-	Addressed as 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).	-	Addressed as Informational		

		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(s).	-	Addressed as 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.	-	Addressed as Informational		
		FIRE APPARATUS ACCESS ROADS Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96’ minimum.	-	Addressed as Informational		
		SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS	-	Addressed as Informational		
		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.	-	Addressed as Informational		
		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.	-	Addressed as Informational		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Requested 15' U.E. between lots 15 & 16 , blk. 2	N/A	Not addressed. Indicate that gas will not be used for this subdivision.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.
2	Plat 2	Requested 15' U.E. between lots 14 & 15 , blk. 3	N/A	Not addressed.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.

3	Plat 2	Requested 15' U.E. between lots 4 & 5 , blk. 4	N/A	Not addressed.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.
4	Plat 2	Requested 15' U.E. between lots 18 & 19 , blk. 1	N/A	Not addressed.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.
5	Plat 2	Requested 15' U.E. between lots 10 & 11, blk. 2.	N/A	Not addressed.	Gas not needed, UE not provided	Addressed. Developer is allowing all utilities in the front yard. No gas.

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	a. Parkland Dedication Requirement and Park Development Fees:				
		i. For single-family housing types: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre / 100 units x 68 unit = 0.68 acre of land dedication. Park's department will not accept land.	-	To be addressed prior to recordation.		
		ii. In lieu of land dedication, \$62,500/acre x .68 acre = \$42,500.00 is due unless fair market value/purchase information is provided.	-	To be addressed prior to recordation.		
		iii. Park Development Fees: 68 x \$200 = \$13,600.00.	-	To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	-	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	AEP is requesting the 5’ EE behind the 5’ UE to run continuously along the ROW of every block. Convert the 10’ UE to a 5’ UE and 5’ EE.	Provided along frontage sides has 10' for all	Addressed.		

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