

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 10-31-19

TRC Comments Sent Date: 11-07-19

Revisions Received Date (R1): 11-27-19

Staff Response Date (R1): 12-05-19

Revisions Received Date (R2): 12-05-19

Staff Response Date (R2): 12-06-19

Planning Commission Date:1-08-2020

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: 19PL1111

SALIDA DEL SOL A TERRA MAR UNIT 3 (FINAL – 12.05 ~~12.06~~ ACRES)

Located North of North Oso Parkway and West of Luz De Luna.

Zoned: RS-4.5

Owner: Hogan Development Company, L.P.

Engineer: Urban Engineering-Victoria

The applicant proposes to plat the property in order to construct 60 single-family residential lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK	Correct with changes made on item 2.		
2	Plat	The plat is encroaching onto Los Vientos at Terra Mar Unit 1, v64/p185-186, at Calma St., correct and revise.	Corrected	Correct		
3	Plat	Adjust overlapping labels so they do not overlap.	Corrected	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Engineering certificate block replace "Gabriel Hinojosa, P.E" with "Pablo Martinez, P.E"	Corrected	Addressed		
2	Plat	Remove Note 5 referencing acreage fees, this note is typically use on Preliminary plats.	Corrected	Addressed		
3	Plat	label the 7.5' Easment dash line darker along the east rear of Block 5 and all along the north side of Blocks 5, 6 and 7.	Corrected	Addressed		
4	Plat	Lots 13 and 15 does not meet the RS-4.5 minium lot width of 45 feet (UDC 4.3.3) correct and revise.	Corrected	Not Addressed: Measured at the required setback (see Lot Width UDC 4.2.3)	See General Note #10 added to the plat. Block 7 Lot 13 Lot Width is 55.00' at 20' YR and Block 7 Lot 15 Lot Width is 65.15' at 20' YR.	Addressed
5	Plat	Water Lot fee – 60 Lots x \$182.00/Lot = \$10,920.00	OK	Prior to plat recordation		
6	Plat	Wastewater Lot fee – 60 Lots x \$393.00/Lot = \$23,580.00	OK	Prior to plat recordation		

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
Action	Yes	
Public Improvements Required?	Yes	
Water per Master Plan	Yes	
Wastewater	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes including sidewalk along Oso parkway.	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Dedicate all public streets to the City of Corpus Christi.	OK	Addressed		
2		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	OK	Prior to plat recordation		
3	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Corrected	Addressed		
4	SWQMP	SWQMP: Indicate the pre-development, the post-development and the differential Q's for the 5, 25, and 100 year storm (the storm year must be indicated, so we know what you are designing for); several of the streets are missing the enclosed storm sewer system; the final segments of the storm sewer lines and inlets which allows the storm water to enters the channel must be sized to the 100 year storm to prevent a water head buildup in these areas or a surface swale sized for the 100 over the same segments must be provided; wing walls and riprap must be planned for at the release points. (This comment must be addressed before this preliminary plat is scheduled for the City Planning Commission).	Requested information is already on the SWQMP. Complete Drainage Calculations have been included in the set of revised public improvements plans.	Addressed		
5	Informational	See Utilities Department Comments hereafter.		Informational		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	OK	Prior to recordation		
2	Plat	Wastewater construction is required for platting.	OK	Prior to recordation		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Zone Residential 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. 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			
		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 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			
		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			
		503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.) RESIDENTIAL DEVELOPMENTS-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.	OK			
		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			
		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.	OK			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. between Lots 19 & 20, 14 & 15, Block. 8 and 10' U.E. between Lots 16 & 17, Block 7 (5' each side)	Corrected	Addressed		

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 = (0.01 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 60 units = \$12,00.00 (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	Plat	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.				

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

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

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

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

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.