

PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 2-28-19  
TRC Comments Sent Date: 3-08-19  
Revisions Received Date (R1): 7-24-19  
Staff Response Date (R1): 7-31-19  
Revisions Received Date (R2): 12-10-19  
Staff Response Date (R2): 12-13-19  
Revisions Received Date (R): 12-19-19  
Staff Response Date (R3): 12-31-19  
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: 19PL1020

WEST RIVER PLACE UNIT 2, BLOCK 2, LOTS 5,6,7,8,9 AND 10 (FINAL – 8.83 ACRES)  
Located south of Northwest Boulevard (FM624) and west of FM 1889.

Zoned: CG-2

Surveyor: Texas Geo Tech Engineering & Land Surveying, Inc.

The applicant proposes to plat the property in order subdivide 6 lots for commercial development.

GIS							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat does not close within acceptable engineering standards. The plat must have all perimeter bearings and dimensions labeled.	all bearings and distances labeled.	The plat closes within acceptable engineering standards.			
2	Plat	The legal description is incomplete.	legal description corrected.	Incomplete	legal description amended to match City GIS map information	Incorrect, do not use GIS, use legal description as recorded in the deed records, Nueces County, Texas.	legal description amended as per directions from GIS staff. <b>Correct</b>
3	Plat	Label the complete and correct legal description of the adjacent properties.	adjacent property descriptions corrected	Incomplete	legal description amended to match City GIS map information	Incorrect, do not use GIS, use legal description as recorded in the deed records, Nueces County, Texas.	legal description amended as per directions from GIS staff. <b>Correct</b>
4	Plat	Label Northwest Blvd. and include FM 624 in parenthesis (FM 624).	Northwest Boulevard labelled	Correct			
5	Plat	The block number shall be labeled on Lots 9 & 10.	Block # added.	Correct			

	Additional 6 Comment			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.	right of way widths and centerline dimensions added to the plat.	correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show and label 20'Y.R. and 7.5'U.E along east side of Lot 9 and 20'Y.R. and 7.5'U.E along west side Lot 8.	YR and UE's corrected on Lots 8 and 9	Addressed		
2	Plat	On the ownership certificate block remove the reference "18PL1086"	reference removed from ownership certificate	Addressed		
3	Plat	Wastewater System acreage fee – 8.83 acres x \$1,571.00/acre = \$13,871.93	informational item	Prior to recordation		
4	Plat	Show and label 7.5' continuation along the rear property line.	7.5' UE added.	Addressed		
5	Plat	Add the following note to the plat: Property must comply with TxDOT’s Traffic Access Management Plan.	See Note #7 on the plat	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	UTP C1 Collector along Lot 5 is being moved administratively to the east side of West River Drive.	informational item.			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water District 3	Yes	By District
Wastewater	Yes	
Stormwater; Detention will be provided		No
Fire Hydrants Water District 3	Yes	By District
Manhole	Yes	
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	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Sheet	Public improvements: The following public improvements are required: Sidewalks,Wastewater system and District Water.	informational item.	Prior to plat recordation		
2	Plat and SWQMP	The receiving Water note must match on the plat and the SWQMP.	receiving water note corrected.	Not Addressed; the receiving Water note must match on the plat and the SWQMP word for word.	Receiving water note on SWQMP corrected to match note on plat.	Addressed

3	Plat	Provide service letter water Distict # 3 for water infrastruaction; prior to plat recordation.	informational item.	Addressed: Minutes of Board meeting confirmed.			
4	Plat	Confirm Northwest Boulevard ROW CL Distance to property line.	centerline to right of way distance shown.	Not Addressed	Northwest Blvd ROW CL distance to property line confirmed and added to plat drawing.	Addressed	
5	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	informational item.	Addressed			

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Contact Nueces County Water District #3 for review comments on water.	NCWID #3 has accepted proposal to extend their system. Minutes of Board meeting are attached.	Addressed: Minutes of Board meeting confirmed.		
2	Plat	Wastewater construction is required for platting. Construction must follow the Wastewater Master Plan.	will be addressed in public improvement plans.	Prior to plat 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						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire Hydrant flow Mercantile/Commercial and industrial Areas: Light Mercantile areas shall 1,550 gpm with 20 psi residual Fire hydrant every 300 feet Fire hydrant every 300 feet Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.	compliance will be confirmed with construction plans.	Informational		
2	Plat	FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS 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).	compliance will be confirmed with construction plans.	Informational		

3	Plat	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 D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	compliance will be confirmed with construction plans.	Informational		
4	Plat	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	compliance will be confirmed with construction plans.	Informational		
5	Plat	Section D103.6.1 or D103.6.2. 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. 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.	compliance will be confirmed with construction plans.	Informational		
6	Plat	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	compliance will be confirmed with construction plans.	Informational		
7	Plat	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. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout	compliance will be confirmed with construction plans.	Informational		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	See note #8 on the plat	Addressed		

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.	informational item.	Informational		

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	Applicant Response
1	Plat	Access does NOT meet TxDOT Access Management, and Roadway Design criteria. -Frontage has a current posted speed limit above 50 mph. -As per TxDOT Access Management Manual, the minimum access/driveway spacing is 425 ft. between all proposed access/driveways and existing access/driveways	shared access will be required between lots 9 and 10, and between lots 5 through 8 as necessary to comply with TXDOT access management criteria. See notes # 9 and #10 on plat.	Shared access easements to be plotted on Plat.	Shared access easement locations and dimensions added to plat drawing.	Addressed	
2	Plat	No direct surface drainage allowed to State right-of-way. -Developer to get TxDOT Drainage Approval if wanting to drain into TxDOT right-of-way.	Surface drainage will be managed by onsite detention. Details will be submitted to TXDOT prior to completion of construction plans.	Regional storm water detention to be provided during the platting stage.	Drainage easements to be used for on site stormwater detention added to plat drawing. Location and surface dimensions of proposed stormwater detention areas added to SWQMP.	Addressed	
3	Plat	Please have Developer/Engineer contact TxDOT immediately for coordination in regards to this Subdivision at their earliest convenience to avoid any delays.	Permitting will be completed prior to submittal of construction plans.	If Engineer/Owner wishes not to Contact TxDOT, then no further action is required. Please keep in mind, this option is available at all times.		12/11/19 Plat Note 7 (on SHT 1) should be modified to read: Access to State right-of-way shall be through a shared access easement as depicted on this plat. No additional access will be permitted. Access to meet current State guidelines and requirements and shall require TxDOT review and approval.	Plat Note #7 has been modified to include the language requested. <b>Addressed</b>

NUECES ELECTRIC							
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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 conditionfor 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.