

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 10-31-19  
TRC Comments Sent Date: 11-18-19  
Revisions Received Date (R1): 1-9-20  
Staff Response Date (R1): 1-16-20  
Revisions Received Date (R2): 1-21-20  
Staff Response Date (R2): 1-22-20 Set PC date 1-24-20  
Planning Commission Date: 2-5-20

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: 19PL1109

**SOUTH TEXAS BONE AND JOINT MEDICAL PLAZA (PRELIMINARY – 38.43 ACRES)**  
Located south of Holly Road and west of Crosstown Expressway (SH 286).

**Zoned: CN-1, ON and CC**

**Owner:** 2413 Memorial Parkway, LLC  
**Engineer:** Urban Engineering

The applicant proposes to plat the property to develop several commercial properties.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are two Holly Roads on the location map. The one to the south should be Saratoga Blvd.	Correction has been made	Correct		
2	Plat	Closure is not checked on preliminary plats.	Understood	Correct		
3	Plat	Label the complete and correct legal description of the adjacent properties. See v67/p117 and v30/p29, MRNCT.	Correction has been made	Not Correct, see Cabaniss Acres Block 2 Lot 2A v47/p48 MRCNT.	Correction has been made	Correct

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide the Zoning boundaries with a light line type.	Boundaries have been added.	Addressed.		
		Rename Lot 7 adjacent to Lot 5 as Lot 6.	correction has been made	Addressed.		
2	Plat	Submit copies of approved driveways and stormwater approvals from TX Dot with revised plat. See TXDoTs comments.	understood	To be addressed prior to Final plat.		

3	Plat	Access point at Lot 3 will have a shared access to Lots 1, 2 and 5. Provide the boundaries on the plat and a plat note indicating what lots are sharing the drive and that obstruction onto these lots is prohibited.	Note has been provided note on Plat regarding cross-access for all lots. Boundaries are undetermined at this time, therefore it is not appropriate to show at this time	Addressed. Note is sufficient for Preliminary plat.		
		Access point at Lot 4 will have a shared access onto Lots 6, 7 and 8. Provide the boundaries on the plat and a plat note indicating what lots are sharing the drive and that obstruction onto these lots is prohibited.	see above	Addressed. Lot 4 includes 60' Access easement.		
4	Plat	The layout will require street frontage for Lots 9 thru 12 from access point on Lot 4.	A shared access easement has been added to plat and will be dedicated at time of the final plat, establishing access to these lots.	Addressed.		
5	Plat	Provide 25' street dedication for continuation of Martin Street.	Dedication has been added	Addressed.		
6	Plat	Verify CPL easement along the south boundary. Locate and label. (Vol 405 Pg 570).	Vol 405 Pg. 570 located west of platted area	Not Addressed. Easement needs to be shown and labeled on plat.	Easement recorded in Volume 405, Page 570, is a blanket easement that does not affect the subject property. A 15' wide utility easement has been added along the south boundary of this <u>PRELIMINARY</u> plat. Additional easement will be provided at the final plat stage if it is needed.	Not Addressed. Provide a leader note to south boundary indicating that Easment for the existing electrical lines will be addressed on the Final Plat. Addressed.
7	Plat	Add the following “Yard Requirement” standard note to the plat: “The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.”	Note has been added	Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes, at Final Plat stage.	
Water	Yes, at Final Plat stage.	
Fire Hydrants	Yes, at Final Plat stage.	
Wastewater	Yes, at Final Plat stage.	
Manhole	Yes, at Final Plat stage.	
Stormwater	Yes, at Final Plat stage.	
Sidewalks	Yes, at Final Plat stage.	

Understood  
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Understood

Streets	Yes, at Final Plat stage.	Understood
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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		The following comments are conditional to zoning.	Understood	To be addressed prior to Final Plat Recordation		
2		Dedicate all public streets to the City of Corpus Christi.	Understood	To be addressed prior to Final Plat Recordation		
3	Plat	Add the following note to the plat "The detention basin will be maintained by the property owners".	Note has been added	Addressed.		
4		Extend Martin Street up to the property limit, Martin Street is classified as a C1 collector according to the UTP.	Dedication has been added.	Not addressed: Provide the following document (89'X25' SAVE & Except Tract Cause No. 29215-4 Probate Records, Court at Law No. 4) and revise the phases 1 and 2 to make the construction of Martin Street with Phase 1 not phase 2.	See attached deed. Martin street extension will be part of phase 2 such that development of it is not piece-meal as previously discussed with staff. Phase 1 will not plat up against Martin Street to facilitate this plan.	Addressed.
5		Construct a temporary cul-de-sac and provide the temporary right of way easement required.	In reviewing the Saratoga Downs approved plat and plans they should have been required to do this, but for some unknown reason they were not.	Addressed.		
6		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	Understood	To be addressed prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		

	Utility 7 Plan	Water looping is required, show how lots 3, 9, 10 and 11 will be served, water main Dead-ends are not permitted, additional Fire Hydrants will be required at the building stage; show how all lots will be served with wastewater; extend the existing enclosed storm sewer system to the south.	Understood, added Utilities from phase 1 plat and Public infrastructure plans.	Not Addressed, Show and label that FIRE Access lane that is 20' wide and 26' wide at the FH's and is designed to carry 75,000 lbs. Show and labe the proposed Waste water line for Phase 2 & 3. All Easements with water line looping require 15' UE.	Fire access lane will be designed to carry fire vehicles. Design is not needed until building permit phase when geotechnical engineering is completed. Added wastewater line. 15' UE is understood and now shown.	Addressed.
	8 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".	Note has been added	Addressed.		
	9 SWQMP	Indicate the storm year that will be used for designing the detention basin.	5 yrs	Not addressed. Show and label the proposed stormwater for Phase 2 & 3. Confirm that the detention in Phase 1 is going to work for Phase 2 & 3.	It is a waste of time and money to get into the level of design detail being ask for at the preliminary stage. The detention will sized for the 5 yr storm for the entire development (all phases).	Addressed.
	10 Plat	Show and label the shared access areas (A public/private street built to city standards will be required). See Land Development comment #4.	Shared access Easement added	Not Addressed. Public or Private? Please provide another note on the Plat to provide a cross access between all lots. Public easements for water and waste water line to be located outside Private Access easment.	Why must public utilities be located outside the access easement. It is far more efficient that these easements be shared. A general note shall be added to plat regarding not obstructing access across lot lines, but as detailed development plans are known some of these cross access locations may become delineated as is appropriate. Access easements shall be private with exception of access to City maintenance needs of public utilities located within them.	Addressed.
	11 Informa tional	See TXDOT Comments hereafter.		Addressed.		
	12 Informa tional	See Utilities Department Comments hereafter.		Addressed.		
	13 Informa tional	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Understood	Not addressed: Please provide on the SWQMP the calculations necessary to show that you are draining the basin within 48 hours or indicate on the SWQMP when it will be provided.	Detailed design calculations will be provided at final plat and at building permit phase. The detention pond as currently configured for fully built out conditions will drain in less than 3 hours in 100 year event.	To be addressed prior to Final Plat Recordation
	14 Informa tional	Additional comments may come your way on your next submittal due to the extent of the comments.	Understood	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Water construction will be required at Final Plat.	Understood	Addressed.		
2	Plat	Wastewater construction will be required at Final Plat.	Understood	Addressed.		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Zoned CG-1 Commercial Use WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Mercantile/Commercial Areas: Light Mercantile areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. If structure requires a sprinkler system, a fire hydrant is to be located within 100 ft. of a FDC.	Understood	To be addressed on Public Improvements for Final Plat		
2	Infor:	503.1.1 Buildings & facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and exterior walls of the 1st story of the building as measured by approved route around the exterior of the building or facility.	Understood	To be addressed on Public Improvements for Final Plat		
3	Infor:	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 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	Understood	To be addressed on Public Improvements for Final Plat		
4	Infor:	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).	Understood	To be addressed on Public Improvements for Final Plat		

5	Infor:	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	Understood	To be addressed on Public Improvements for Final Plat		
6	Infor:	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.	Understood	To be addressed on Public Improvements for Final Plat		
7	Infor:	D104.1 Buildings are required to meet current 2015 IFC requirements for accessibility; sprinkler and fire alarm requirements.	Understood	To be addressed with site development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. on lots 8,9,10,11 & 12, Blk. 1 on the south of property	Need to coordinate with CPL Easement before agreeing to this.	Not Addressed. Easement needs to be shown on plat.	15' Utility Easement has been added along the South property line. Additional easement will be provided at final plat stage if necessary.	Addressed.

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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.”	Note has been added	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	Understood	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 0.6 miles N of NOLF Cabaniss. Portions of the property are located under APZ 2 for runway 13. Land use criteria should apply. FAA airspace study criteria may apply depending on structure height and building method. Detention pond must be designed and maintained to drain within 48 hours of a rain event.	Understood	Addressed.		

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

1	Plat	Located approximately 0.6 miles N of NOLF Cabaniss. Portions of the property are located under APZ 2 for runway 13. Land use criteria should apply. FAA airspace study criteria may apply depending on structure height and building method. Detention pond must be designed and maintained to drain within 48 hours of a rain event.	see above	Addressed.		
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AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed.		

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No individual access shall be allowed onto SH 286 (Crosstown Expressway) frontage from any lot with the exception of lot 3 and lot 4. Access to lots 1, 2, 5, 6, 7 8, 9, 10, 11, and 12 SH 286 shall be by shared access through adjacent lots 3 and 4.	Understood	Addressed.		
2	Plat	Access at Lot 3 and Lot 4 shall be provided as a divided Right-In Right-Out access with community access to all lots 1 – 12	Understood	Addressed.		
3	Plat	Drainage to meet TxDOT guidelines and approval. No surface storm water discharge will be allowed from the site to SH 286 (Crosstown Expressway). Design for Major Collector - (2% Recurrence - 50 Year Storm) so that proposed meets existing condition or discharge does not exceed Pro-Rata method whichever is lesser.	Understood	Addressed.		

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