

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-30-19

TRC Comments Sent Date: 1-03-20

Revisions Received Date (R1): 1-06-20

Staff Response Date (R1): 1-15-20

Staff Response Updated (R1): 1-22-20

Revisions Received Date (R2):N/A

Staff Response Date (R2): N/A

Planning Commission Date: 2-05-20

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: 19PL1128

GREENWAY GARDENS UNIT 2, BLOCK 1, LOTS 52A & 52B (REPLAT – 2.285 ACRES)

Located east of Rodd Field Road and north of Sparkle Sea Drive.

Zoned: CN-1

Owner: AL-CLO

Engineer: Bass & Welsh Engineering

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	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.	COMPLIED	Correct		
3	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number.	COMPLIED	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat title label block first then lot.	COMPLIED	Addressed		
2	Plat	Show and label a north arrow on the plat.	COMPLIED	Addressed		
3	Plat	On the Engineer certificate block change "Ratna Pottumuthu, P.E." to "Pablo Martinez, P.E."	COMPLIED	Addressed		
4	Plat	On the Planning Commission certificate block remove "CBO" from Secretary	COMPLIED	Addressed		
5	Plat	On Notes: 2 on the plat unhighlight the yellow sentence: Established by static..."	COMPLIED	Addressed		
6	Plat	on the platted area remove the labeling of concrete driveway.	COMPLIED	Addressed		
7	Plat	Change 20'B.L to 20'Y.R all street frontages.	COMPLIED	Addressed		
8	Plat	Show and label a 15'U.E along Rodd Field Road (8.2.3.A.2)	COMPLIED	Addressed		
9	Plat	Note 4 receiving water is incorrect. Correct and revise.	COMPLIED	Addressed		
8	Plat	Water Distribution System acreage fee – 1.79 acres x \$1,439.00/acre = \$2,575.81 (Lot 52B Uplatted lot)	NOTED	Prior to recordation		
9	Plat	Waterwater Distribution System acreage fee – 1.79 acres x \$1,571.00/acre = \$2,812.09 (Lot 52B Uplatted lot)	NOTED	Prior to recordation		
10	Plat	Water Pro-Rata - 196.59 LF x \$10.53/LF = \$2,070.09	NOTED	Prior to recordation		
11	Plat	Wastewater Pro-Rata - 315.96 LF x \$12.18/LF = \$3,848.39	NOTED	Prior to recordation		

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	NOTED
Public Improvements Required?		No	NOTED
Water		No	NOTED
Wastewater		No	NOTED
Stormwater		No	NOTED
Fire Hydrants		No	NOTED
Manhole		No	NOTED
Sidewalks		No, sidewalk exists	NOTED
Streets		No	NOTED

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	N/A	
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Roddfield Road is classified as A3 according to the UTP plan, dedicate additional 5' along Roddfield Road.	COMPLIED	Addressed		
2	Plat	Revise the storm basin note on the Plat to indicate "Corpus Christi Bay" is the receiving Basin.	I BELIEVE THE RECEIVING WATERS ARE CORRECT AS REVISED, OSO BAY	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	NOTED	Addressed		
2	Plat	No wastewater construction is required for platting.	NOTED	Addressed		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS: Developed for residential use the required fire hydrant flow is 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. Developed for Mercantile/Commercial use the fire Hydrant flow shall have 1,500 GPM with 20 psi residual with Fire hydrants every 300 feet and operational.	NOTED			
2	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 503.1.1 Buildings and 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 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	NOTED			

3	Plat	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, an unobstructed vertical clearance of not less than 13 feet 6 inches 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	NOTED			
4	Plat	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). 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	NOTED			
5	Plat	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. Future Development of property to follow adopted 2015 IFC.	NOTED			

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

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."	COMPLIED	Addressed		

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

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

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

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following notes to plat: 1) 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 guideline and requirements and shall require TxDOT review and approval. 2) Drainage to meet the current TxDOT Corpus Christi District standards, State guidelines, and State requirements. Drainage review and approval by TxDOT is required. 3) Additional detention may be required, if site specific development on a lot exceeds its pro-rata share of storm water runoff detention. Drainage review and approval by TxDOT required, at building permit stage.	OTHER THAN WHAT CURRENTLY EXISTS, NO ADDITIONAL RUNOFF WILL BE DIRECTED TO THE TXDOT ROW	Not-Addressed: Provide calculations and drainage scheme. Discussions will happen between applicant and TXDOT ADDRESSED		

2	Informational	Subdivision shall provide regional detention during the public improvement stage.	SAME AS PREVIOUS RESPONSE	See above comment.		
3	Plat	South Driveway (nearest Sparkle Sea Drive) onto SH 0357 shall be removed. Lots to share driveway as depicted on this plat. Shared access easement to be plotted on plat along SH 0357 (Rodd Field Rd.).	BOTH EXISTING DRIVEWAYS ARE PROPERTY PERMITTED AND CONSTRUCTED WITH TXDOT APPROVAL IN ANTICIPATION OF THIS REPLAT, SITE IS CURRENTLY LEASED WHICH PROVIDES FOR THE USE OF BOTH DRIVEWAYS.	Not-addressed- Contact Clemente Mena, EIT TxDOT Office: (361) 808-2379 ADDRESSED		

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

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.