

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 11-14-19

TRC Comments Sent Date: 11-19-19 (no record of being sent) Sent out on 12-3-19

Revisions Received Date (R1): 12-5-19

Staff Response Date (R1): 12-23-19

Revisions Received Date (R2):

Staff Response Date (R2): 1-31-20 PC date set with Plat as Conditional

Conditional comments met on 2-3-20

Planning Commission Date: 2-19-20

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: 19PL1114

PORTAIRS ADDITION, BLOCK 8, LOT 14R (REPLAT – 1.69 ACRES)

Located north of Gollihar Road and east of Ayers Street.

Zoned: CG-2

Owner: Texas Champion Bank

Engineer: Voss Engineering

To combine lots and adjust utility easements as needed to facilitate a site development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	ok	Correct		
2	Plat	All street intersections require a corner radius as set forth by Traffic Engineering.	revised	Correct		
3	Plat	Label the correct and complete legal description of the adjacent properties. See v67/p170.	revised	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct the PC Secretary to Al Raymond III, AIA, CBO	revised	Addressed.		
2	Plat	Correct the DS Engineer to Pablo Martinez, PE	revised	Addressed.		
3	Plat	Provide a 15' UE along Ayers Street.	revised	Addressed.		

4	Plat	A Minimum 20' Yard Requirement for the CG-2 is allowed for all frontages as long as there is no conflict with Deed restrictions. 20 YR required along Gollihar Road.	ok	Addressed.		
5	Plat	For adjacent north property, correct the B.L. label to 25' for both frontages as per previous plat. Vol 9 Page 27.	revised	Not addressed.		Addressed as per Vol. 67 Page 170
4	Plat	Continue 15' UE along Gollihar Road to Ayers Street.	revised	Addressed.		
5	Plat	Show existing (retained) 20' easement as dashed lines with reference to City Ordinance. (16916)	revised	Addressed.		
6	Plat	Relocation of gas and private sewer lines to be done after retained Easement closing. Closing to be done prior to recording. Provide new Ordinance number on plat for easement closing with a leader note pointing to dashed line. Gas relocation to be done by Gas department at cost to owner. Private WW to be within a Private Easement if to remain.	ok	Not Addressed. Also See Engineering response #3 below.		Adressed on 2-3-20
6	Plat	Provide documentation for all Easements not dedicated by this plat.	ok	Addressed.		
7	Plat	Remove the 5' Side Building line.	revised	Addressed.		
8	Plat	Label, reference and show the easement for the existing utilities north of the property at previous Alley.	revised	Addressed.		
9	Plat	As per UDC Section 8.2.1.E Provide a 10' radius at the residential street intersection and a 20' at the Arterial street intersection (Ayers St. @ Gollihar Road)	revised	Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Wastewater		No
Stormwater		No
Fire Hydrants		No
Manhole		No
Sidewalks	Yes ,along Ayers Street	

Streets		No
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Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:			Not addressed. Response required. Addressed. PI's with Site Development. 1-31-
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility	Show and label the existing private 6" VCP in the middle of the site, verify if it's a Force Main or not and label as such and verify if it is functional and you can use it because you are not allowed to open cut Ayers nor Gollihar.	ok	Not Addressed. Designer didn't show nor labeled the existing private 6" VCP, and didn't indicate if he is going to use it or not.		Addressed. PI's submitted but not required as construction of sidewalk done with site development. 1-31-20
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 Plat recordation. UDC 8.1.3.A		Not addressed. Response required.		Addressed. PI's submitted but not required as construction of sidewalk done with site development. 1-31-20
3	plat and Utility Plan	Show and label the existing 20' wide UE which is located in the middle of the site.	revised	Not addressed: Text about the alley in not legible (cross hatch the portion to be closed by Ordinance and provide recorded document number with Ordinance number by Leader note as requested by Land Development #6);		Adressed on 2-3-20
4	Informa tional	See Utilities Department Comments hereafter		Addressed		

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

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

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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 Mercantile/Commercial Areas s shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.		Addressed. To be required at Site Development / Building Permit stage		
2	Info:	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		Addressed. To be required at Site Development / Building Permit stage		
3	Info:	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		Addressed. To be required at Site Development / Building Permit stage		
4	Info:	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	Addressed. To be required at Site Development / Building Permit stage		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Is easement close. We will need to relocate 16" W.S. H.P.and 2" W.S. in easement for reroute.	ok	Not addressed. Send a request letter for the Gas reroute to Keith Rodriguez, Gas Dept Superintendent with approved plat to show location and new easements per plat. His contact info: keithr@cctexas.com 361-826-6915. An estimate should be provided to you for payment and to process the work order.		Addressed. Gas quote sent to applicant. To be paid prior to recording. Workorder done with payment.

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.”	added	Addressed		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along and immediately adjacent to inbound bus stop #89 located along the north right-of-way line of Gollihar Road approximately 50 feet east of Ayers Street right-of-way. This stop is served by bus Routes 32 Southside and 37 Crosstown.		Addressed		
2	Plat	Please note that the ADA compliant concrete bus stop landing pad, both bus benches, trash can and pole/sign assembly are located completely within the Gollihar Road right-of-way. Should any adjustments be required for this existing bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.		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	No comment.		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. Gollihar Road and Ayers Street are A1 Arterial Streets with designated 100' right of ways.
2. Property is exempt from Development fees as the property is platted with existing Utility services.
3. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

