

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-30-19

TRC Comments Sent Date: 1-8-20

Revisions Received Date (R1): 2-10-20

Staff Response Date (R1): 2-14-20

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 3-4-

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: 19PL1133

RODD PLAZA, BLOCK 1, LOTS 1 AND 2 (FINAL- 7.77 ACRES)

Located east of Rodd Field Road and north of Yorktown Boulevard.

Zoned: CG-2

Owner: Nuss Family Partnership, Ltd., GSC Holdings, Ltd., Wayne Lundquist

Engineer: Urban Enineering

The applicant proposes to plat the property to develop a commercial project.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct.		
2	Plat	Label the complete and correct legal description of the adjacent properties. (Del Mar South V69/ P329-330)	information has been updated	Correct.		
3	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. (Yorktown Blvd.)	dimensions have been added	Correct.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide UE documentation on north point.	this easement is being dedicated by plat.	Addressed		
3	Plat	Verify that both Lots will incorporate all three owners as indicated on current Deed and on ownership certificates on plat.	to our knowledge, this is correct	Addressed		

4	Plat	Legend does not indicate what "BW" stands for.	information has been added to legend	Addressed		
5		Extend the 15' UE from adjacent northeast lot for the constructed 12" Waste water line passing through Lot 2.	Easement has been extended	Addressed		
6	Plat	Water Lot/Acreage fee is 7.77 Acres x \$1,439 = \$11,181.03	Understood	To be addressed prior to Plat Recordation		
7	Plat	Waste Water Lot/Acreage fee is 7.77 Acres x \$1,571 = \$12,206.67	Understood	To be addressed prior to Plat Recordation		
8	Plat	Water Pro-Rata fee is \$10.53/LF 474.63 LF= \$4,997.85	Understood	To be addressed prior to Plat Recordation		
9	Plat	Waste water Pro-Rata fee is \$12.18/LF x 41.48 LF= \$505.23	Understood	To be addressed prior to Plat Recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Understood
Water	Yes, for providing service (coordinate with the CIP project or provide your own public line that connects to the existing 12" on Roddfiel) this item is required prior to plat recordation; and for FH's for building protection at the building stage.		Understood
Wastewater according to Master Plan	Yes, prior to plat recordation		Understood
Stormwater according to Master Plan	Yes, for the private portion (on site excluding the area covered by the CIP) at the building stage.		Understood
Fire Hydrants	Yes, for FH's for building protection at the building stage		Understood
Manhole	Yes, prior to plat recordation		Understood
Sidewalks		No, sidewalks will be built by the CIP project.	Understood
Streets		No, streets will be built by the CIP project.	Understood

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		Public Improvements Plans are required for water and wastewater main prior to plat recordation; 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 Plat Recordation		
2	Plat	Provide a cross access easement between lots 1 and 2.	Note has been added	Addressed		
3	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	Addressed		

	Informa	We have asked Mr. Vern Robins to close the Prescriptive Easement "19EC1000 Airline Road"; please keep in mind this easement doesn't close till the CIP project is completed. Provide a plat indicating Prescriptive Easement to be completion of Rodd Field Road CIP project.	Understood	To be addressed prior to Plat Recordation		
4	tional					

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood	To be addressed prior to Plat Recordation		
2	Plat	Wastewater construction is required for platting.	Understood	To be addressed prior to Plat Recordation		

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	Utility Plan	Fire Hydrant flow for Mercantile/Commercial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	To be addressed prior to Plat Recordation		
2	Infor:	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	To be addressed with site development.		
3	Infor:	503.1.1 Buildings & facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter const. 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' (45,720 mm) of all portions of the facility & all portions of the exterior walls of the first story of the building as measured by approved route around the exterior of the building or facility.	Understood	To be addressed with site development.		
4	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood	To be addressed with site development.		
5	Infor:	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 with site development.		

6	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 with site development.		
7	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 with site development.		
8	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 with site development.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following as an additional plat note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations 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 final plat is located along a future planned bus route that will serve the Del Mar Southside Campus currently under construction.	Understood	Addressed		
2	Plat	Presently the CCRTA does not plan to locate a bus stop along Rodd Field Road immediately adjacent to the subject plat. Should the placement of any future bus stop ever be warranted the stop and all associated equipment would be completely located and placed within the Rodd Field Road right-of-way.	Understood	Addressed		

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

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

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

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

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

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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