

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 3-19-20

TRC Comments Sent Date: 3-24-20

Revisions Received Date (R1): 3-25-20

Staff Response Date (R1): 4-20-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 4-29-20

Urban Engineering Responses: 3-25-2020

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: 20PL1025

PARKDALE VILLAGE ANNEX "C" LOTS 3A, 3B AND 3C (REPLAT – 3.2400 ACRES)

Located west of South Staple Street and south of Gollihar Road.

Zoned: CG-2 and CN-1

Owner: TWF Partners, LLC

Engineer: Urban Engineering

The applicant proposes to replat the property in order to subdivide 1 lot into 2 lots and combine 3 lots into 1 lot for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	The legal description for adjacent lots is incorrect, correct and revise. (lots 7, 11-A through 11-D, Block 4; Vol 22, Page 56)	Correction has been made	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove "CBO" along the signature line for Secretary	Correction has been made	Addressed		
2	Plat	Show and label 15' U.E for Lot 3C along Gollihar Road (UDC 8.2.3.A.2)	Easement has been added	Addressed		

3	Plat	Prior to plat recordation remove the reference: "Preliminary, this document shall not be recorded..."	Understood	Addressed		
4	Plat	Wastewater Distribution Acreage fee - 0.89 acre x \$1,571.00/acre = \$1,398.19 (Lot 3C)	Understood	Prior to plat recordation		
5	Plat	Water Distribution Acreage fee - 0.89 acre x \$1,439.00/acre = \$1,280.71 (Lot 3C)	Understood	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	No	Lot 3B has existing service
Water		No	
Fire Hydrants		No	
Wastewater	Yes, for lot 3B	No	Lot 3B has existing service
Manhole	Yes, for lot 3B	No	Lot 3B has existing service
Stormwater		No	
Sidewalks		No	
Streets		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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		
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 Final Plat Recordation. UDC 8.1.3.A	Lot 3B has existing service	Addressed has existing service.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Water construction required for platting (along Whataburger Way)	Lot 3B has existing service	Addressed: Whataburger Way is closed / private		
2	Plat	Wastewater construction required for platting (Lot 3B)	Lot 3B has existing service	Addressed has existing service.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood			

FLOODPLAIN

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

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 Fire Hydrant flow for Commercial Areas requires 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Fire hydrants are to be located 100 feet to FDC (if required).	Understood			
2	Plat	Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system) Note: Future development of site will require further Fire Department review.	Understood			

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	This replat is located along but not immediately adjacent to bus stops served by Route 37 Crosstown and should not adversely impact CCRTA Services.	Understood			
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REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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

