

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 7-8-20

TRC Comments Sent Date: 7-14-20

Revisions Received Date (R1): 8-7-20

Staff Response Date (R1): 8-11-20

Revisions Received Date (R2): 8-17-20

Staff Response Date (R2): 8-19-20

Planning Commission Date: 9-02-20

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: 20PL1063

CORPUS CHRISTI (407) ADDITION, BLOCK 1, LOT 1 (FINAL – 2.716 ACRES)

Located west of Linn Street and north Leopard Street.

Zoned: CG-2

Owner: Gulf-Hudson Holding, Ltd

Surveyor: John Cowan & Associates, Inc.

The applicant proposes to plat the property in order to obtain a building permit 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.			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise and enlarge the plat title to read: "Final Plat Corpus Christi (407) Addition, Block 1, Lot 1..."	Plat title enlarged and revised.	Addressed		
2	Plat	On the owners certificate Planning Commission certificate block on the signature line label "Carl Crull, P.E Chairman" and "Al Raymond III AIA Secretary"	Owners signature line label revised.	Staff Error: Not Addressed	Revised ownership signature line and planning commission signature blocks.	Addressed
3	Plat	Remove the health certificate block	Health certificate block removed from plat.	Addressed		
4	Plat	On the Engineering certificate block revise the signature line to read: "Jalal Saleh, P.E Development Services Engineer"	Engineering certificate block revised.	Addressed		
5	Plat	Remove plat note #6 referencing property zoned	Plat note #6 removed.	Addressed		

6	Plat	On plat note 5 identify within which flood zone and indicated on the plat.	Plat note #5 revised to show flood zone identification.	Not Addressed: Note 3: Flood Zone X boundary must be identify on the plat.	Nearest zone boundary is over 1 mile away. The project is completely within Zone X. See Firmette attached to email resubmittal.	Addressed
7	Plat	Under plat note #6 remove the property owner.	Removed the property owner.	Addressed		
8	Plat	The receiving Storm water quality management note is missing on the plat notes (reference SWQMP Report).	Plat revised to show Storm Water Quality Management note.	Addressed		
9	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land.	Plat revised to show Total Platted Area standard note.	Addressed		
10	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.	Plat revised to show the Yard Requirement standard note.	Addressed		
11	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."	Plat revised to show Public Open Space standard note.	Addressed		
12	Plat	On the plat remove all public utilites along both street frontages.	All public utilities along both street frontages removed.	Not Addressed	Removed remaining text for utility labels.	Addressed
13	Plat	Show and label the centerline and total ROW dimension for Leopard Street and Linn Street.	Plat revised to show centerline and ROW dimension for Leopard Street and Linn Street.	Not Addressed: The entire street ROW is 60'. Cross hatched and label the additional street dedication to meet 30' half steet centerline (reference Vol 22, Page 22).	Dedicated 0.004 of an acre to the public to meet 30' half street ROW.	Addressed
14	Plat	Remove the contours shown on the plat.	Contours removed from the plat.	Addressed		
15	Plat	Add the square footage for Block 1, Lot 1 and remove only ownership reference.	Plat revised to show square footage for Block 1, Lot 1 and ownership reference removed.	Not Addressed: Ownership reference for Block 1, Lot 1 was not removed.	Ownership reference removed.	Addressed
16	Plat	Remove only the ownership reference for "Arlington Heights Unit 2"	Ownership reference for "Arlington Heights Unit 2" removed.	Addressed		
17	Plat	Remove only the ownership reference for the abutting property to the north "Arlington Heights."	Ownership reference for the abutting property to the north "Arlington Heights" removed.	Addressed		
18	Plat	Remove only the ownership reference for the abutting property to the northwest "Westwood Center Annex."	Ownership reference for the abutting property to the northwest "Westwood Center Annex" removed.	Addressed		

19	Plat	Water Distribution Acreage fee - 2.72 acre x \$1,439.00/acre = \$3,914.08	Noted.	Prior to plat recordation		
20	Plat	Wastewater Distribution Acreage fee - 2.72 acre x \$1,571.00/acre = \$4,273.12	Noted.	Prior to plat recordation		
21	Plat	Water Pro-Rata - 315.55 LF x \$10.53/LF = \$3,322.74	Noted.	Prior to plat recordation		
22	Plat	Wastewater Pro-Rata -315.55 LF x \$12.18 = \$3,843.40	Noted.	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Will be addressed with PI Plans.
Water	Yes		Will be addressed with PI Plans.
Fire Hydrants	Yes for platting		Will be addressed with PI Plans.
Wastewater		No	
Manhole		No	
Stormwater		No	
Sidewalks	Yes		Will be addressed with PI Plans.
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 Corpus Christi Inner Harbor Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".	Plat revised to show the Corpus Christi Inner Harbor Drainage Basin "Receiving Water" standard note.	Delete Note 7 on the plat; the note indicates "Laguna madre"	Deleted Note 7.	Addressed
2	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".	Plat revised to show note.	Addressed		

3		Public Improvements Plans are required; submit a pdf copy of proposed public improvements including sidewalks along Leopard Street and Linn Street 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	A PDF copy of the proposed public improvement including sidewalks along the frontage of Leopard Street and the frontage of Linn Street of the proposed Lot 1, Block 1 of the Corpus Christi (407) Addition, with a title sheet will be emailed by the project engineering firm, Linfield, Hunter and Junius, Inc.	Submit PI Plans to the following email address PublicImprovements@cctexas.com	Public Improvement plans have been submitted, see attachment in email resubmittal.	Prior to Plat Recordation
4	Plat	Remove all contours and utilities from the Plat document.	Contours and utilities removed.	Addressed		
5	utility Plans	Submit the UE for the proposed Water line / FIRE Hydrant for processing and recordation to ContractsAndAgreements@cctexas.com.	Proposed UE for the proposed waterline and fire hydrant emailed to ContractsAndAgreements@cctexas.com.	Will be addressed with PI Plans.		
6	Storm Study	provided were confusing; indicate the pre-development, the post-development for the fully developed condition for the entire site and the differential Q's WITHOUT DETENTION and then another set WITH DETENTION in CFS for the 5, 25, and 100 year storm for the site; please include all the storm study calculations on the	Please see revised Stormwater Quality Management Plan, prepared by Linfield, Hunter & Junius, Inc., where Table 3 on page 4 has been replaced with Table 3: (Flow Rate Values (Prior to Detention) - 5 Year, 25 Year and 100 Year Design Storm Frequency and Table 4: Flow Rate Values (With Detention) - 5 Year, 25 Year and 100 Year Design Storm Frequency. The tables provided in the report have also been provided on the engineering sheets within the report.	Addressed		
7	Informational	See Utilities Department Comments hereafter.	Noted.	Addressed		
8	Informational	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.	Noted.	Addressed		
9	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Noted.	N/A		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required to provide fire hydrants at a maximum spacing of 300' on center and to provide for the flow of a minimum of 1500 gpm at 20 psi residual.	See civil engineering plans prepared by Linfield, Hunter & Junius, Inc. for proposed fire hydrant location.	Will be addressed with PI Plans.		
2	Plat	No wastewater construction is required for platting.	Noted.	N/A		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Noted.			
2	Plat	Need to provide dimensions for the proposed driveways to/from close by driveway, and street. This is to verify it meets driveway spacing from other driveways.	See civil engineering plans, sheet C3, prepared by Linfield, Hunter & Junius, Inc. for driveway dimensions.	Addressed 8-11-20		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Purpose: Commercial use for construction of a Dollar General Store WATER DISTRIBUTION SYSTEM STANDARDS Commercial areas: Fire flow of 1,500 GPM with 20 psi residual	Noted.			

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final replat is located along and immediately adjacent to out bound bus stop #1367 served by Route 27 Leopard and is located along the north right-of-way line of Leopard Street approximately 300 feet west of the Linn Street right-of-way centerline.	Noted.			
2	Informational	Please note that the ADA compliant bus stop landing pad, trash can and pole/sign assembly are located completely within the Leopard Street 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.	Noted.			

NAS-CORPUS CHRISTI

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

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

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

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

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

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

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.