

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 8-6-20
TRC Comments Sent Date: 8-17-20
Revisions Received Date (R1): 9-16-20
Staff Response Date (R1): 9-18-20 TRC comment met. PC date set.
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 9-30-20

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: 20PL1077

WOOLDRIDGE CREEK UNIT 9, BLOCK 3, LOTS 1C & 1D (REPLAT – 4.29 ACRES)
Located north of Wooldridge Road and west of Airline Road.

Zoned: CN-1 and CG-2

Owner: Marketplace Properties, LLC
Surveyor: Urban Engineering

The applicant proposes to plat the property for development of Lot C.

| GIS | | | | | | |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | The plat closes within acceptable engineering standards. | Understood | Addressed. | | |

| LAND DEVELOPMENT | | | | | | |
|------------------|-------|---|------------------------------------|---------------------------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Provide the recording information for the Reciprical Easement. | will be added prior to recordation | To be addressed prior to recordation. | | |
| 2 | Plat | Provide the distances and bearings for the 15' UE by previous plat. | Have been added | Addressed. | | |
| 3 | Plat | Darken or provide heavier linetype for Lot 1C boundary to match outer boundary. | change has been made | Addressed. | | |

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

| DEVELOPMENT SERVICES ENGINEERING | | |
|----------------------------------|-----|----|
| Action | Yes | No |
| Public Improvements Required? | | No |

Understood

| | | | |
|---------------|--|---|------------|
| Water | | No | Understood |
| Fire Hydrants | | No | Understood |
| Wastewater | | No | Understood |
| Manhole | | No | Understood |
| Stormwater | | No, building plans may require drainage system. | Understood |
| Sidewalks | | No | Understood |
| Streets | | No | Understood |

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 | | No wastewater main required; it was constructed with a previous plat; please revise Utility comment to "No Wastewater construction is required for platting (Lot 1C)."; I am overriding Fred comment. | Understood | Addressed. | | |
| | All 2 sheets | Dedicate additional ROW along Airline for a total of 65' from the CL to the PL. | This is a re-plat to cut out a portion of a lot that was created/recorded late 2018. Per discussions and approval by City staff at the time of the review of the previous plat, Airline Road is fully developed and therefore additional right-of-way dedication should not be required. | Addressed. Previously addressed on prior plat by Traffic Engineering with traffic counts. | | |
| | All 3 sheets | Dedicate additional ROW along Wooldridge for a total of 37.5' from the CL to the PL. | Again, this is a re-plat to cut out a portion of a lot that was created/recorded late 2018. Wooldrige road is fully developed with sidewalks. Dedication was not required with previous plat, and therefor no dedication should be required for this plat. | Addressed. Previously addressed on prior plat by Traffic Engineering with traffic counts. | | |
| | All 4 sheets | Dedicate additional ROW along Cimarron for a total of 50' from the CL to the PL. | Again, this is a re-plat to cut out a portion of a lot that was created/recorded late 2018. Cimmaron road is fully developed with sidewalks. Dedication was not required with previous plat, and therefor no dedication should be required for this plat. | Addressed. Previously addressed on prior plat by Traffic Engineering with traffic counts. | | |

UTILITIES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No water construction is required for platting. | Understood | Addressed. | | |
| 2 | Plat | No Wastewater construction is required for platting (Lot 1C). | Understood | Addressed. | | |

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 | note has been added | To be addressed with site development. | | |

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 | Plat | WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for Commercial Areas shall have 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational. | Understood | Addressed. | | |
| 2 | Plat | Note: A hydrant will be required on the same side of the street for Lot 1C due to Fire Dept. hose lay will not cross major street artery. (Cimarron or Airline) | Understood. | To be addressed with site development. | | |
| 3 | Site | Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system) | Understood | To be addressed with site development. | | |
| 4 | Site | 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. | Understood | To be addressed with site development. | | |
| 5 | Site | 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 to provide all weather driving capabilities | Understood | To be addressed with site development. | | |

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|----|------|---|------------|--|--|--|
| 6 | Site | 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 | Site | 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. | | |
| 8 | Site | 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. | | |
| 9 | Site | Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to “going vertical” with the structure. | Understood | To be addressed with site development. | | |
| 10 | Site | Note: once occupancy classification is determined, further plan review required | 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 | No comment. | Understood | Addressed. | | |

| REGIONAL TRANSPORTATION AUTHORITY | | | | | | |
|-----------------------------------|-------|--|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | This replat is located along but not immediately adjacent to any bus stop served by Route 26 Airline/Lipes Connector and should not adversely impact CCRTA Services. | 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 | Staff Resolution |
| 1 | Plat | No comment. | Understood | Addressed. | | |

| AEP-DISTRIBUTION | | | | | | |
|------------------|--|--|--|--|--|--|
|------------------|--|--|--|--|--|--|

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

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

| NUECES ELECTRIC | | | | | | |
|-----------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 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. Property is exempt from Development Fees as the fees were previously met on prior plat recording. Understood
- 2. 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