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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 5-14-20  
TRC Comments Sent Date: 5-20-20  
Revisions Received Date (R1): 8-27-20  
Staff Response Date (R1): 8-28-20  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
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: 20PL1045

Urban Engineering Responses 08-27-2020

ROMERO TRACT, BLOCK 1, LOT 1 (FINAL – 0.7396 ACRES)  
Located east of Rodd Field Road and north of Slough Road (County Road 26).

Existing Zoned: FR & RS-6  
Proposed Zoned: RS-6  
CC 2nd Reading approved 6-9-20

Owner: Juan G and Rosauro Romero  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to obtain building permit for single-family residential use.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation, rezoning application is required approval by City Council.	Understood	Addressed: CC 2nd Reading approved 6-9-20		
2	Plat	Revise Note 1 Include the street dedication	Note has been revised	Addressed		

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3	Plat	Add a 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.”	Note has been added	Addressed		
4	Plat	Prior to plat recordation show and label on the plat the document number for the 15' Wide access easment.	Existing 12' Access Easement is labeled. 15' Access Easement is no longer necessary, as owner has direct access to Slough Road	Addressed: Engineering Comment# 1		
5	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded for any purpose..."	Understood	Prior to plat recordation		
6	Plat	Water Distribution Acreage fee - 0.74 acre x \$719.00/acre \$532.06 (Uplatted)	Understood	Prior to plat recordation		
7	Plat	Wastewater Distribution Acreage fee - 0.74 acre x \$1,571.00/acre = \$1,162.54 (Uplatted)	Understood	Prior to plat recordation		
8	Plat	Water Pro-Rata - 89.13 LF x \$10.53/LF = \$938.54	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?			No
Water			No
Fire Hydrants			No
Wastewater			No
Manhole			No
Stormwater			No
Sidewalks			No
Streets			No

Understood  
Understood  
Understood  
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Understood  
Understood  
Understood  
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



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1	Utility Plan	Show the existing water service line and the PRIVATE UE for it.	The owner has purchased all of the property up to the road. Per discussions with Jalal, a private UE is no longer necessary. Please see attached photos and email from LJ	Addressed: The private UE is no longer necessary.		
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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.	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	Understood			
2	Plat	Need to review driveway access and public improvements needed depending on the development. Also, the lot is located inside a current intersection.	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 RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational.	Understood			
2	Plat	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			

3	Plat	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			
4	Plat	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			
5	Plat	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			
6	Plat	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. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Understood			
7	Plat	The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Understood			
8	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Understood			

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

PARKS						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood			
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price)	Understood	Prior to plat recordation		
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date)	Understood	Prior to plat recordation		
4	Plat	The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6) OR \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided.	Understood	Prior to plat recordation		
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 01 unit = \$200.00	Understood	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	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	Informational	2.5 miles Northwest of Waldron Airfield. Aeronautical study may be required based on method of construction.	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			

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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