

TEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 9-5-19

TRC Comments Sent Date: 10-5-20

Revisions Received Date (R1): 10-9-20 PC date set for Conditional Plat

(Updated Conditional comments) 11-2-20

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: Nov 11, 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: **19PL1026****CALLICOATE ESTATES UNIT 5 (PRELIMINARY – 24.62 ACRES)**

Located south of Leopard Street and east of South Staples Street.

Zoned: RS-4.5

Owner: MVR Construction Company

Surveyor: Brister Surveying

Engineer: Juan Perales

The applicant proposes to plat the property to develop a residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	OK	Resolved		
2	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. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	OK	Resolved		
3	Plat	Label the complete and correct legal description of the adjacent properties. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6). Land Development application instruction requirements.	OK	Resolved		
4	Plat	Callicoate has been adopted by the City as spelled with one "t" not two. Correct the spelling on the street name and in plat note 7 to reflect this. Unified Development Code; Article 8.2.	OK	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Preliminary Plat	Preliminary plat is approved with conditions. All conditions shall be met with the final plat approval.	OK	To be addressed prior to recording.		
2	Plat	The sidewalk waiver presented to Planning Commission on September 04, 2019 did not pass. A PC Action letter will be sent out early next week.	OK	To be addressed with public improvements		
3	Plat	Correct the Owner's certificate with correct owner's name (Company). Provide all three directors. UDC Section 3.8.5	OK	Addressed		
4	Plat	Update the notary certificate to include all three Director names for Notary to verify. UDC Section 3.8.5	OK	Addressed		
5	Plat	Replace the Department of Development Services certificate with a Planning Commission certificate shown at end of the Land Development Comments below. UDC Section 3.8.5	OK	Addressed		

6	Plat	Label the Pipeline License Agreement with the City of Corpus Christi for the existing two pipes (30" and 16") crossing Callicote Road. Provide the Document number on the plat. Doc #2019005996. Relocate the Right of Way agreement #2019027379 label to within the plat boundary.	OK (5996) & OK (7379)	Addressed		
7	Plat	Pipeline right of way Agreement (2019006994) will have to be Amended for authorization for street and drainage construction of Drogo Drive. Amendment should also include allowance of maintenance by the City of Corpus Christi to any public improvement (streets, sidewalks, drainage, water, gas and wastewater lines within or crossing the Pipeline right of way Agreement. Amendment to Agreement or Letter of Authorization will be required prior to approving Public Improvement plans. UDC Section 3.8.5	LEFT AS PER RATNA	Addressed		
8	Plat	The portion of the pipeline easement is to be separated from the residential lots (Lots 14 & 15) to avoid interference with residential structures and to avoid ownership rights as per agreement with Pipeline Company. These areas are to be labeled with a Lot and Block number and labeled as "Non Buildable".	LEFT AS PER RATNA	Addressed		
9		Recommend placing proposed Water and Wastewater lines within a 15' UE along the Drogo Drive to avoid having the interference with Pipelines for Epic. Wastewater line will cross at "Non Buildable" lot.	LEFT AS PER RATNA	Addressed		
10		Provide drainage easements for any public drainage pipes outside the plat boundary that flows to the Retention Pond. UDC Section 8.2.3	AS SHOWN	Addressed		
11		Non-Buildable Lot labelled as Retention Pond to be included with this Final Plat. UDC Section 8.2.3	OK	Addressed		
12		Change 10' YR on Lot 1, Blk 5 to a 10' YR/UE.	OK	Addressed		
13		Change the 7.5' UE for Block 7 to a 10' UE. UDC Section 8.2.3	OK	Addressed		
14	Plat	Verify the 36-inch water main easement running diagonally across the property is vacated. Provide recording document information.	OK	Addressed		
15		For Ownership name, legal, and recording information for Remainder acreage (Phase II). UDC Section 3.8.5	OK	Addressed		
16	Plat	Water Lot fee= 62 Lots x \$182/lot = \$11,284.00	OK	To be addressed prior to recording.		
17	Plat	Waste Water Lot fee= 62 Lots x \$393/lot = \$24,366.00	OK	recording.		
18	Plat	Water Pro-rata: 415 ft x \$10.53/ft= \$4,369.95	OK	To be addressed prior to recording.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

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	Utility Plan	Pipeline right of way Agreement (2019006994) states Grantor has the surface rights only. Provide an agreement from Grantee stating the City's public infrastructure can be built and maintained in those areas.	attached	Addressed		

2	Utility Plan	Water main and fire hydrants construction required along Callicoate Rd. Water infrastructure construction shall comply with City's Master Plan, Water Distribution Standards and TCEQ Regulations.	OK	Prior to Plat Recordation		
3	Utility Plan	Water main on Drogo Drive to be looped with the water main on Callicoate Road.	OK	Prior to Plat Recordation		
4	Utility Plan	Waste water infrastructure construction shall comply with TCEQ Chapter 217 Regulations.	OK	Prior to Plat Recordation		
5	SWQMP	Provide offsite capacity of receiving system for proposed discharge from development. Retention Pond to be included with this Final Plat. UDC Section 8.2.3.	ADDING NOTED AND CALCUMATIONS TO SWQMP	Addressed		
6	SWQMP	SWMP Plan is very difficult to read. Provide legible plan. Provide directional flows of surface runoff, retention pond cross section. Provide 5, 25 and 100 year water surface elevations in the pond.	OK	Addressed		
7	Utility Plan	Access and Drainage onto Callicoate Road to be approved by TXDOT prior to release of Public Improvement plans from city.	PERMIT TURN IN MONDAY	Prior to Plat Recordation		

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Obtain approval for the required closing of the Utility Easement of the abandoned water line that runs diagonally across the property with Utilities Department management.	DOC. OR SHOWN ON PLAT	Addressed		
2	Plat	Water construction is required for platting.	OK	Prior to Plat Recordation		
3	Plat	Wastewater construction is required for platting.	OK	Prior to Plat Recordation		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide locations of proposed street light locations.	OK	Prior to Plat Recordation		
2	Plat	Increase intersection radii to 25' at Callicoate Road.	OK	Addressed		
3	Plat	Add note to plat requiring all lots at street intersections adhere to visibility triangle requirements of UDC Section 4.2.9.	OK	Addressed		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. Between lots 1 & 2, blk. 1 5' each side	OK	Not addressed		
2	Plat	10' U.E. Between lots 2 & 3, blk. 2 5' each side	OK	Not addressed		
3	Plat	10' U.E. Between lots 2 & 3, blk. 5 5' each side	OK	Not addressed		
4	Plat	5' U.E. On east side of lot 6, blk. 5	OK	Addressed		
5	Plat	10' U.E. Between lots 13 & 14 blk. 7 5' each side	OK	Not addressed		
6	Plat	5' U.E. on east side of lot 10, blk. 7	OK	Not addressed		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees	OK	To be addressed prior to recordation		
2	Plat	Dedication requirement = 0.62 acre. Department will not accept land. UDC 8.3.6 Fee in Lieu of Land	OK	To be addressed prior to recordation		
3	Plat	Cash in lieu of land fees should be calculated at 0.62 x value of an acre = total payment. UDC 8.3.5 Land Dedication	OK	To be addressed prior to recordation		
4	Plat	Park Development Fees: 62 x \$200 = \$12,400.00 UDC 8.3.5 Park Development Fee	OK	To be addressed prior to recordation		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	OK	Addressed		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 7.2 miles along the approach to runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.	OK (ADDED TO NOTES)	Addressed		

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Callicoatte Rd to be Identified as FM 1694 (Callicoatte Rd.)	OK	Addressed		
2	Plat	Regional detention required as part of public improvements.	OK	To be addressed with public improvements. Maintenance of Retention will be addressed prior to Public Improvement.		
3	Plat	TIA required for Access onto FM 1694.	OK	To be addressed with public improvements		
4	Plat	Existing FM 1694 (Callicoatte Rd.) right-of-way width to be fully identified on plat (both sides).	OK	Addressed		

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