

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

### Staff Only:

TRC Meeting Date: 10-29-20

TRC Comments Sent Date: 11-2-20

Revisions Received Date (R1): 11-18-20

Staff Response Date (R1): 12-1-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-6-21

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: 20PL1111

#### GARDENDALE SUBDIVISION, BLOCK 10, LOTS 11F, 13D, 13E (FINAL – 6.30 ACRES)

Located west of South Staples Street and north of Holly Road.

Zoned: RS-6, CN-1 and CN-2

Owner: AG Force One, Ltd. and Cuevas Property, LLC

Surveyor: LJA Surveying

The applicant proposes to plat the property to develop Commercial lots.

GIS						
No.	Sheet	Comment	Applicant Response 11-17-20	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Agree	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide the Vol and page or the previous recording documentation for easements within plat boundary that are not dedicated with this plat.	Volume and Page have been provided	Addressed.		
2	Plat	Provide the square footage under the acreage label for each lot.	Have been provided	Addressed.		
3	Plat	Remove the previous lot boundaries and legal descriptions from within the plat boundary.	Lot boundaries have been removed	Addressed.		

4	Plat	Clarify on ownership certificates as to which lots each owner will have ownership of.	Ownership has been clarified on the certificates	Addressed.		
5	Plat	Replace the Director of Development Services certificate with a Planning Commission certificate with Al Raymond III, AIA as Secretary and Jeremy Baugh as Chairman.	Has been corrected	Addressed.		
6	Plat	Remove "Amending" from the plat title.	Has been removed	Addressed.		
7	Plat	Update plat title to have Subdivision name on top, followed by Block and then Lot number.	Has been updated	Addressed.		
8	Plat	Water Distribution System acreage fee – 1.31 acres x \$1,439.00/acre = <b>\$1,885.09</b>	Noted	To be addressed prior to recordation.		
9	Plat	Wastewater System acreage fee – 1.31 acres x \$1,571.00/acre = <b>\$2,058.01</b>	Noted	To be addressed prior to recordation.		
10	Infor	Lot 11F and 13E are exempt from Development Fees as the properties are platted with existing service. Lot 13D will be assessed Development Fees.	Agree	Addressed.		

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes, 300' on center and with 1500 gpm	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, sidewalks are proposed on Holly and Staples on the site plan.	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	N/A
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#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1		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	The public improvement plans have been submitted to publicimprovements@cctexas.com for review. Attached is also copy of the Public Improvement Plans. Copy of public improvement plans are attached.	To be addressed prior to recordation.		
2	Utility Plan	Provide the Utility Plan for Water main including looping, FH's 300' on center and with 1500 gpm; see FIRE comments.	From our conversation with Jalal Saleh, the existing fire hydrants along Staples Street, Holly Road, and Cain Drive meet the required spacing.	To be addressed prior to recordation.		
3	Plat document	Add the following note "all driveways on Holly Road shall conform to access management standards outlined in Article 7 of the UDC".	Note #10 has been added	Addressed.		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. The water supply to the property must be capable of delivering a minimum of 1500 gpm at 20 psi residual. Fire hydrants are required at a minimum of 300' on center along all street rights of way.	Per our conversation with Jalal Saleh, the existing 8" waterline along Staples St. and Holly Rd. and the 6" waterline along Cain Dr. are sufficient to provide the required 1500 gpm at 20 psi.	To be addressed prior to recordation.		
2	Plat	No wastewater construction is required for platting.	Noted	Addressed.		

#### TRAFFIC ENGINEERING

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

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Commercial Development requires fire hydrant flow of 1,500 GPM with 20 PSI residual. Fire hydrant every 300 feet.	Per our conversation with Jalal Saleh, the existing 8" waterline along Staples St. and Holly Rd. and the 6" waterline along Cain Dr. are sufficient to provide the required 1500 gpm at 20 psi.	To be addressed prior to recordation.		

2	Info:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure. Required Access: 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.	The hose lay length from the hydrant to the furthest point on the structure does not exceed 300'. The fire apparatus access road is shown on sheet 4 of the Public Improvement Plans. The access road is within 150' of all points of the building.	To be addressed on site development.		
3	Info:	Approved fire apparatus access road shall have an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted. The Access route will be paved in accordance with the Geotech report to meet the requirement.	To be addressed on site development.		
4	Plans	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. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	The fire apparatus access road is shown on sheet 4 of the Public Improvement Plans. The road has a minimum width of 20' and a vertical clearance of 13' as shown.	To be addressed on site development.		
5	Plans	Fire apparatus shall have the ability to drive around the facility to exit or have an approved area for turning around. Turn around provisions can be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac.	The fire apparatus will have the ability to drive through the proposed site as shown on sheet 4 of the Public Improvement Plans.	To be addressed on site development.		

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	3.4 miles East of Cabaniss ALF. May require aeronautical study based on construction method.	Noted	To be addressed on site development.		

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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