

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 10-01-20

TRC Comments Sent Date: 10-5-20

Revisions Received Date (R1): 10-28-20

Staff Response Date (R1): 11-16-20

Revisions Received Date (R2): 12-17-20

Staff Response Date (R2): 12-24-20

Planning Commission Date:

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: **20PL1099**

COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL – 5.6036 ACRES)

Located east of Airline Road and north of Saratoga Boulevard

Zoned: **CG-2**

Owner: Coastal Community and Teachers Credit Union

Surveyor: Windrose Land Surveying/Platting

The applicant proposes to replat the property in order to combine platted and portions of lots into 1 lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Noted	Resolved		
2	Plat	Please adjust location map to depict platted area more accurately.	Done	Resolved		
2		Please annotate 10' utility easement within platted area.	Need location of easement	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Relocate the lot and block number to be included within the plat title.	Done	Addressed.		
2	Plat	Under the plat title only remove the owners name "Coastal Community and Teachers.." and address from the plat.	Done	Addressed.		
3	Plat	On the Engineer certificate block change "Carl Crull, P.E" to ""Jeremy Baugh"	Done	Addressed.		
4	Plat	Revise General Note 1 to include street dedication.	Done	Addressed.		
5	Plat	Show and label the centerline and total ROW dimension along Saratoga Boulevard.	Done	Addressed.		
6	Plat	On Abbreviations change the "B.L.- Building Line" to "Y.R.- Yard Requirement"	Done	Addressed.		

7	Plat	Show and label 20' Y.R along Saratoga Boulevard and Sandra Lane (UDC 4.5.4)	Done	Addressed.		
8	Plat	Prior to recordation revise the PDF plat size to "18x24" and not "36x24"	Noted	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Coastal Community and Teachers Credit Union (Final): 0465-0028-0070 we have the owner as "CORPUS CHRISTI AREA TEACHERS FEDERAL CREDIT UNION". Update the owner's certificate as per submitted Deed. Provide filing of name change.	Noted	Not addressed. Provide new Deed for Coastlife Credit Union	Attached are two documents stating the name change history issued by Credit Union Dept (2002) and NCUA (2020).	Addressed.

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, along Sandra Lane.	
Fire Hydrants	Yes, along Sandra Lane.	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, along Sandra Lane (sidewalk exists along Saratoga).	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver is applicable

Applicant Response on Waiver:

--	--	--

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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	Noted	Prior to Plat Recordation		
2	Utility Plan	Show the existing water main on your side of Saratoga Street, label it as 12" ACP; do NOT connect the water a min across Saratoga Street;		Not Addressed	Per review, this applies to Utility Plan only.	To be addressed on Public Improvement plans
3	SWQMP	Provide the MACRO study for entire site (hydrology and hydraulics); Service area is 5.60 Acre; apparently portion of the site was used for detention to mitigate for the original improvements; to covert existing detention basin to impervious area; you must provide the detention area for the original development and the additional development some where else on site.		Not Addressed	Per review, this applies to SWQMP only.	Addressed as per email from Engineer dated 11-28-20

4	Plat/SWQMP	Delete the receiving water note and add the receiving water note for the Oso Bay Basin.	Done	Not Addressed; the revised SWQMP wasn't submitted.	Plat was addressed; however, SWQMP will be addressed by Engineer.	Addressed as per email from Engineer dated 11-28-20
---	------------	---	------	--	---	---

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. Fire hydrants must be spaced at maximum of 300' on center along the street right of way.		To be addressed with Public Improvement plans.		
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	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Added note to General Notes	Addressed.		
2	Plat	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation.	Noted	Addressed.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Does this apply at permitting phase?	To be addressed with Public Improvement plans.		
2	Plat	Note: Hose lay from hydrant will not cross major street artery. 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)	Does this apply at permitting phase?	To be addressed with Site Development.		
3	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Does this apply at permitting phase?	To be addressed with Site Development.		
4	Plat	503.1.1 Buildings and facilities. Approved fire 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.	Does this apply at permitting phase?	To be addressed with Site Development.		
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 to provide all weather driving capabilities	Does this apply at permitting phase?	To be addressed with Site Development.		

6	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).	Does this apply at permitting phase?	To be addressed with Site Development.		
7	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	Does this apply at permitting phase?	To be addressed with Site Development.		
8	Plat	D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Does this apply at permitting phase?	To be addressed with Site Development.		
9	Plat	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IFC 2015 503.1.1 (amendment): Approved fire 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 allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Does this apply at permitting phase?	To be addressed with Site Development.		
10	Plat	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Does this apply at permitting phase?	To be addressed with Site Development.		
11	Plat	D104.3 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 lot or area to be served, measured in a straight line between accesses.	Does this apply at permitting phase?	To be addressed with Site Development.		
12	Plat	Commercial development of the property will require further Development Services review.	Does this apply at permitting phase?	To be addressed with Site Development.		

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

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

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.	Noted	Addressed.		

NAS-CORPUS CHRISTI						
--------------------	--	--	--	--	--	--

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	3.7 miles North of Waldron ALF aeronautical study may be required based on construction method.	Noted	Addressed.		

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add following to general notes: 1) Access onto SH 357 (Saratoga Blvd) shall meet current TxDOT access management guidelines and shall have TxDOT approval. 2) Any storm water discharge to State right-of-way, to meet TxDOT storm water hydraulic requirements. Site drainage to be reviewed and approved by TxDOT.	Done	Addressed.		

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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 exempt from Development Fees as the property is platted with existing services.
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.