

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4
App Received: 12-02-20
TRC Meeting Date: 12-10-20
TRC Comments Sent Date: 12-14-20
Revisions Received Date (R1): 12-28-20
Staff Response Date (R1): 1-06-20/Per Engineer resend Revised comments 1-11-20
Revisions Received Date (R2): 1-13-21
Staff Response Date (R2): 1-14-21
Planning Commission Date: 2-03-21 NON-PUBLIC NOTICE

Urban Engineering Responses 1/13/2021
Urban Engineering Responses 12/15-28/20

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: 20PL1135

CORFER TRACT, BLOCK 1, LOT 1 (FINAL – 2.35 ACRES)
Located east of Waldron Road and north of Yorktown Boulevard.

Zoned: CG-1

Owner: CorFer, LLC
Surveyor/Engineer: Urban Engineering

The applicant propose to plat the property in order to obtain a building permit for future commercial development.

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	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	Note has a been added	Addressed		
2	Plat	Show and label 10'U.E along Yorktown Boulevard (UDC 8.2.3.A.2)	Easement has been added	Addressed		
3	Plat	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	has been removed	Addressed		

4	Plat	Wastewater Distribution Acreage fee - 2.35 acre x \$1,571.00/acre = \$3,691.85 (unplatted lot)	Understood	Prior to plat recordation		
5	Plat	Water Distribution Acreage fee – 2.35 acres x \$1,439.00/acre = \$3,381.65 (unplatted lot)	Understood	Prior to plat recordation		
6	Plat	Water Pro-Rata - 330.00 LF x \$10.53/LF = \$3,474.90	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	Understood		Addressed.
Fire Hydrants			No	Understood		Addressed.
Wastewater			No	Per the Urban Transportation Plan Yorktown Blvd. is a C2 Collector in this area requiring a 65' R-O-W dedication. There is Existing Water in Yorktown parallel to this Tract. Based on this Wastewater improvements should not be required.		Addressed.
Manhole			No	Per the Urban Transportation Plan Yorktown Blvd. is a C2 Collector in this area requiring a 65' R-O-W dedication. There is Existing Water in Yorktown parallel to this Tract. Based on this Wastewater improvements should not be required.		Addressed.
Stormwater			No (Stormwater maybe required on site development).	Understood		Addressed.
Sidewalks		Yes (sidewalk will be addressed at site Development Plans)		Sidewalk waiver request will be submitted		Not Addressed. Provide Waiver request letter.
Streets			No	Waiver is attached Understood		Addressed on 1-14-21 Addressed.

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

1	Plat	On plat, Show existing UE as per east adjacent plat, Vol 62 Pg. 45 & 46.	All existing Utility Easements are shown	Not addressed. North existing 5' UE is not labeled on Lot 13.	Easement has been added	Addressed 1-14-21
2	Plat	East boundary of plat should be common with plat of Volume 62 Pg. 45 & 46. There should not be a gap between properties. Points found on north adjacent property should be the boundary of a 5' UE.	The Southeast boundary of the proposed plat is based on original monumentation found of previous adjoining senior plats North of the property, and along Waldron Road. The property immediately to the North, (Lot 13, Yorkwald Acres), does not show a 5' easement along the East boundary as shown by plat recorded in Volume 57, Page 152, of the Map Records of Nueces County, Texas. Based on plats; Volume 31, Page 29; Volume 50, Page 56; Volume 57, Page 152; and Volume 61 Page 174, we feel that we found the East corner or (see across)	Not addressed. Provide distance from benchmark at right of way of Waldron Road to northwest boundary corner. Should be 290' if property was subdivided equally with 40' street dedication.	(Cont.) Lot 16 Section 56 as well have established the Southeast boundary line of the said Lot 16 and the previously recorded adjoining plats. Our property is out of the remaining portion of said Lot 16 Section 52 and more particularly shares the same Southeast boundary line thereof. As for Casa Blanca, we found original property corners as called for on the plat of Volume 62, Pages 45-46. Unfortunately, they do not share the common line on the ground as surveyed. If you could provide the document or recording information for the 5' easement you reference, so we may review it, that would be appreciated.	Monument at corner of Waldron is disturbed. We have added references to other monuments along Waldron Road as surveyed and used in determining the boundary for the subject property Addressed on 1-14-21
3	Plat	Continue a 5ft UE from adjacent north property to frontage of Yorktown Boulevard	There is no 5' Utility Easement shown on adjacent plat for us to continue.	Not addressed. Provide a new 5' UE along the east boundary. Required if an existing easement is verified.	Easement has been added	Addressed 1-14-21

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required.	Understood	Addressed		
2	Plat	Wastewater construction is required. A wastewater main must be provided along a minimum of one entire lot frontage.	Refer to response to Development Services Engineering.	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	If it is a commercial development, need to submit a PHT Form for review. The PHT Form will determine if a TIA is required as part of site development.	Exisiting Zoning does not change therefore PHT is not required. Current zoning is commercial	Per Section 3.29.4 of the UDC “ A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips.” If the development is projected to generate 501 or less trips then a PHT Form is required. It just helps to justify traffic generation was evaluated and not needed, if that is the case. If it is not submitted as part of the plat, a PHT Form will be required with the building permit submittal which will include the site plan for the subject property.	Will be provided at building permitting phase	Comments were satisfied since the UDC allows submittal at the building permit phase.

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.	Understood			
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FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Purpose: Commercial Development Commercial development of property requires a fire flow of 1,500 GPM with 20 PSI residual. Fire hydrants to be located every 300 feet and operational. Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Understood			
2	Infor:	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.	Understood			
3	Infor:	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			
4	Infor:	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			
5	Infor:	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			
6	Infor:	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			
7	Infor:	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			

8	Infor:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Understood			
9	Infor:	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. (If Installed) security gates to meet current IFC 2015 codes. Commercial development of the property will require further Development Services review.	Understood			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment-Commercial	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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	Infor:	Located in APZ-2 of NOLF Waldron. Will be Subjected to aircraft noise and aircraft overflight.	Understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	.5 miles South of Waldron ALF. Will be subject to overflight noise, may require aeronautical study based on construction method.	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			

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