

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District#1

APP Received: 12-17-20

TRC Meeting Date: 01-07-21

TRC Comments Sent Date: 1-11-21

Revisions Received Date (R1): 4-30-21

Staff Response Date (R1): 5-03-21

Revisions Received Date (R2): 5-06-21

Staff Response Date (R2): 5-19-21

Revisions Received Date (R3): 5-20-21 Revised Only the Utility Plan

Staff Response Date (R3): 5-27-21

Planning Commission Date: 6-9-21 Non-Public Notice Plat

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: 20PL1140

WEBER PLAZA SUBDIVISION, BLOCK 3, LOT 28R (FINAL – 1.55 ACRES)

Located east of N Omaha Drive and south of Up River Road.

Zoned: CG-2

Owner: Weber Plaza Development, LLC

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat portions of uplatted lots and also Lot 28, to combine them into one lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED			
2	Plat	NOTE: Possible encroachment- lot line adjacent to lot 4A is not consistent with metes and bounds call on plat recorded in volume 19 page 45 MRNCT. (874 sq.ft.)	THEY ARE NOT GOING TO MATCH, THE NEW BEARING IS GRID BEARINGS AND NO ENCROACHMENT WAS FOUND.	Understood.		
3	Plat	Please revise Plat title to reflect lot being platted. (lot 28R)		DONE	5-7-21 Resolved.	

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the plat title to read first, then block and lot.	DONE	Addressed		
2	Plat	The legal description "Lot 26, Block 3" is incorrect. Correct and revise.	CORRECTED	See above GIS #3	DONE	Addressed
3	Plat	The Planning Commission certificate block is missing. Correct and revise.	ADDED	Addressed		

4	Plat	Show and label the street dedication as indicated on General Note 1, if not remove "including dedication."	WE REMOVED THE "DEDICATION"	Addressed		
5	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."	ADDED, PLEASE SEE NOTE 8	Addressed		
6	Plat	Delineate the entire right-of-way width and half-distance to the centerline for Omaha Drive and Up River Road.	SHOWN FOR OMAHA DR., BUT FOR UP RIVER ROAD IS GOING TO BE VERY DIFFICULT TO SHOW, HOPE YOU UNDERSTAND	Addressed		
7	Plat	Revise the 25' Y.R to 20' Y.R along Up River Road (UDC 4.5.4).	DONE	Addressed		
8	Plat	Show and label 10' U.E along Up River Road (UDC 8.2.3.2)	DONE	Addressed		
9	Plat	Remove the 10' BL along the east end property line.	REMOVED	Addressed		
10	Plat	Show and label block and lot on the platted area.	SHOWN	Addressed		
11	Plat	Revise the all certificate blocks to the current year.	DONE	Not addressed the current year for the Planning Commission is not updated.	DONE	Addressed
12	Plat	Wastewater Distribution Acreage fee - 1.55 acre x \$1,571.00/acre = \$2,435.05	NOTED	Prior to plat recordation		
13	Plat	Water Distribution Acreage fee – 1.55 acres x \$1,439.00/acre = \$2,230.45	NOTED	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No. Sidewalk currently exists.
Streets		No

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	Applicant Response	Staff Resolution
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1	SWQMP	The receiving water note on the Storm Water Quality Management Plan (SWQMP) sheet. sheet must match the note on the Plat sheet.	NOTE ADDED SAME AS PLAT	Addressed				
2	Utility Plan	Show the stormwater structures (curb inlets, manholes) on the Utility sheet.	DONE	Addressed				
3	Utility Plan	Show and label the stormwater 24" pipe fronting the property.	DONE	Addressed				
4	Utility Plan	Show and label the 24" DIP Water and 8" C99 Water Main fronting the property.	DONE	24 Inch DIP is shown - add Label. 8-Inch C900 is not shown. Add and Label	DONE	Label is the wrong location, 24-Inch DIP water line is on the north side of the property and in Up River Road. 8-inch C900 is in Up River Road R-o-W 9 (see attach)	DONE	5-27-21 Addressed
5	Utility Plan	Show and label the wastewater 6" VCP at the back of the property.	DONE	6-inch VCP is shown on the south of the property. At Block 3, Lot 27 the line appears to be hidden under a heavy unlabeled line. Show and label the extension of the VCP around Block 3 Lot 27 and on the east side of the property - add manholes.	DONE	Addressed		
6	Plat	Add the following note "all driveways to Up River Road shall conform to access management standards outlined in Article 7 of the Unified Development Code (UDC)".	NOTED	Addressed				
7	Plat	Add the following note "all driveways to IH-37 Access shall conform to TX DOT criteria".	DONE	Addressed				
8	PI Plans	Public Improvements maybe required for fire at the building stage; 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	Addressed				
9	Plat	Provide a copy of TXDOT permit and approval to Driveway and drainage.	THIS PROPERTY ALL READY HAS A DRIVEWAY ON OMAHA DR.	SWQMP shows drainage directed to TxDOT R-O-W; confirm TxDOT approval.	SEE UTILITY MAP	Addressed		
10	Infor:	See TXDOT Comments hereafter.	NOTED	Addressed				

11	Infor:	See Utilities Department Comments hereafter.	NOTED	Addressed				
12	Infor:	Additional comments may come your way on your next submittal due to the extent of the comments.	NOTED	Addressed				

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	NOTED			
2	Plat	No wastewater construction is required for platting.	NOTED			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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. Applicant will need to coordinate with TxDOT for Driveway access on IH-37.	NOTED			
3	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED			
4	Plat	The property is located at a signalized intersection. A site plan is needed to determine if additional mitigation measures are needed to reduce potential conflicts (e.g. left turn movements).	NOTEDN			

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Purpose: Replat to combine into 1 lot. Residential areas require a fire flow at 750 GPM with 20 psi residual fire hydrants to be located every 600 feet apart	NOTED			
2	Infor:	Commercial development of property requires a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet.	NOTED			
3	Infor:	Note: Hose lay from hydrant will not cross major street artery. The accessible hydrant is located across the street on Up River Road	NOTED			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is located immediately adjacent to out bound bus stop 1288 along the south right-of-way line of IH-37 frontage/access road and is served by Route 28 Omaha/Navigation. Please note that this bus stop consists of an ADA compliant bus stop pad tied to sidewalk, Tolar Shelter with metal bench, a concrete CCRTA Bench, trash can and pole/sign assembly all of which	NOTED			
1	Infor:	Should any adjustments be required or a request for bus stop relocation be made, a future meeting with CCRTA staff to discuss will be warranted.	NOTED			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Weber Plaza location easement, will protect 100' ROW, 50' on each side.	NOTED			

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

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

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

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.