

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. ***The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.***

Staff Only/District#: GG/District# 5
App Received: 9-08-21 Process for 9-08-21 Deadline
TRC Meeting Date: 9-16-21
TRC Comments Sent Date: 9-17-21
Revisions Received Date (R1): 9-24-21
Staff Response Date (R1): 10-11-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 10-27-21 Non Public Notice

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: 21PL1137

FARMER'S ROW SUBDIVISION BLOCK 1, LOTS 2AB AND 2D THROUGH 2I (REPLAT – 11.99 ACRES)
Located east of South Staples Street (FM 2444) and north of Yorktown Boulevard.

Urban Responses 9/24/2021

Zoned: CG-2

Owner: OFLF Properties, Ltd., Texas Limited Partnership
Surveyor/Engineer: Urban Engineering

The applicant proposes to replat the property in order subdivide 1 lot into 7 lots for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the plat title to read: "Replat Establishing Farmer's Row..."	has been revised	Addressed		
2	Plat	Include "An addition to the City of Corpus Christi, TX in the description of the plat.	has been revised	Addressed		
3	Plat	On Note 7 indicate where in the plat are Lot 2A & Lot 2C, if not remove from the note. Also reference Lot 2I in the notes.	Revisions have been made	Addressed		
4	Plat	Show and label the overall dimensions for Staples and Yorktown.	has been added	Addressed		
5	Plat	Remove Note 4, as it is duplicative.	has been removed.	Addressed		
6	Plat	Remove Note 5, referencing "Open Space Regulation."	has been removed.	Addressed		

7	Plat	Explain the configuration of the narrow access stem along lots 2D-2I.	Portion of existing driveway and access to Yorktown Boulevard for Lot 2AB	Addressed		
8	Plat	Per DS Engineering, exempt from Development Fees as fees were previously paid on original Subdivision Plat.	Understood			

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	Undertsood
Water		No	Undertsood
Fire Hydrants		No	Undertsood
Wastewater		No	Undertsood
Manhole		No	Undertsood
Stormwater		No	Undertsood
Sidewalks		No	Undertsood
Streets		No	Undertsood

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	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood			
2	Plat	Plat Note 8 states "no Direct Surface runoff onto FM 2444" SWQMP shows 100 feet of frontage on Lot 2CA and Lot 2b draining "to TxDOT." Clarify comment or SWQMP	Lot 2CA and 2B are platted lots and must receive TxDOT approval for drainage. No direct run-off is referenced to run-off being metered. Per Note: We have removed grade break and flow arrows from SWQMP since these Lots are not part of this plat.	10-11-21 Addressed		
3	Utility	Utility lines and labels are difficult to see and follow. Line designators print on top of each other and utility lines print under lot lines. Some labels are cut off, others because of the density of the lines are difficult to tell which line the label refers to. Provide a drawing with better clarity.	have been revised for clarity	10-11-21 Addressed		
4	Utility	Verify that storm water drain systems not shown in Public Utility Easements are private, and label accordingly.	Understood	10-11-21 Understood		
5	Utility	18-inch Wastewater line on Yorktown is a force main. Label accordingly and show the crossing on Yorktown.	Not sure what this has to do with the plat but we added Notation.	10-11-21 Addressed		

6	Utility	Show and label existing Wastewater manholes	please see legend on utility plan	10-11-21 Addressed		
7	Utility	Show size for the wastewater connection on the north side of the property connecting the 15-inch line to the 8-inch line. (between Manholes 18148 and 19230)	Again not sure what this has to do with plat, all utility informaton is shown per the city GIS. Added label.	10-11-21 Addressed		
8	SWQMP	Pre-, and post- development runoff calculations are for a limited area, per Note 8. Include in the note which lots are included in the calculation. Provide the base flow calculation for the full plat. (Original SWQMP was not provided as stated in Note 8)	Understood	10-11-21 Addressed		
9	SWQMP	Flow arrows are Post Development? Or representative of current and Planned flow? Note in legend Show pre- and post Development patterns if different.	Flow arrows are Pre and Post	10-11-21 Addressed		
10	SWQMP	Show offsite flow patterns and provide a note as to how offsite flows will be managed.	Added Note- no off site flows effect site.	10-11-21 Addressed		
11	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff to the Receiving waters (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	All storm water with exception of Yorktown Frontage is shown to be directed to city master plan ditch and is noted that it discharges to oso bay.	10-11-21 Addressed		
12	SWQMP	Dashed lines on lots 2B, 2CA, 2F, and 2I appear to be drainage grade breaks. Add to legend if this is correct. Are the different line type and color significant? Indicate in the legend.	added to legend	10-11-21 Addressed		
13	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan or a Pollution Control Plan (depending on the area to be developed) are to be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	added note #11	10-11-21 Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting. ?	Understood			
2	Plat	Existing Public Water Utilities must be in public utility easements (Water Distribution Standards, Section III, Par E).	Understood			
3	Plat	No wastewater construction is required for platting.	Understood			

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	If these commercial properties use City Solid Waste, the containers will need to be placed at the curb or an accessible set out location would need to be designated.	Understood			

TRAFFIC ENGINEERING

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

1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Understood			
2	Info:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Understood			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood			
3	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
4	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.	Understood			
5	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water (if required)	Understood			
6	Info:	503.1.1 (amendment) 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 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. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			

7 Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood				
8 Info:	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.	Understood				
9 Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood				
10 Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood				
11 Info:	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, exclusive of shoulders.	Understood				
12 Info:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on fire apparatus access roads.	Understood				
13 Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Understood				
14 Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:” Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Understood				
15 Info:	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.	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This replat 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	Plat	No comment.	Understood			

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