

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4

App Received: 12-28-20 Process for 1-13-21 Deadline

TRC Meeting Date: 1-21-21

TRC Comments Sent Date: 1-25-21

Revisions Received Date (R1): 2-02-21

Staff Response Date (R1): 2-10-21

Revisions Received Date (R2): 2-19-21/Resend Revise plat layout 3-5-21

Staff Response Date (R2): 3-09-21

Planning Commission Date: 3-17-21 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: 21PL1001

PEACEFUL ESTATES (FINAL – 9.394 ACRES)

Located east of Flour Bluff and north of Glenoak Drive.

Zoned: RM-1

Owner: MVR Construction Company

Surveyor: Brister Surveying

The applicant proposes to plat the property in order to construct ~~40~~ 41 single family lots for future residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok			
2	Plat	Additional street dedications from existing streets shall be hatched in light gray. (Flour Bluff Dr.)	Hatched dedication for Flour Bluff Dr.	Resolved.		
3	Plat	Humble street name already exists. Please revise with a different street name.	Changed to Pleasant Pl.	Not Resolved. Pleasant street name exists. (Vol 69 Page 548-549 MRNCT) Please revise with new street name.	new layout no longer has that road.	Resolved.
4	Plat	Lot and block numbers are not consistent. For purpose of clarification, lot numbers should restart at new blocks. Additionally blocks 2 through 4 should be consolidated to one block.	Changed Lots and Blocks to be consistent	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	On the Development Engineer certificate block change "William J. Green, P.E." to "Brett Flint, P.E."	Changed name	Addressed		
2	Plat	On the Planning Commission certificate block change " Nina Nixon Mendez, FAICP" to "Al Raymond III AIA"	Changed name	Correction: change "Eric Villarreal, P.E." to "Jeremy Baugh"	Changed name	Addressed
3	Plat	The line type for U.E and Y.R appear to be the same. Correct and revise.	Changed Y.R. to phantom linetype	Addressed		
4	Plat	Show and label 20'Y.R along Flour Bluff Drive (UDC 4.4.3.B)	Added 20' Y.R. along Flour Bluff Dr.	Addressed		
5	Plat	Change the 7.5' to 15'U.E along Flour Bluff Drive (UDC 8.2.3.A.2)	Changed 7.5' U.E. to 15' U.E.	Addressed		
6	Plat	Add a note to the plat: No driveways to Flour Bluff Drive.	Added note #7	Correction revise plat note: "Driveway Access to Flour Bluff Drive is prohibited."	Revised note	Addressed
7	Plat	Identify the dashline along the rear of Block 1, Lot 1, Block 6, Lots 25-28 and Block 5, Lot 24.	There is a 10' D.E. as per Vol. 1814/P. 897, D.R.N.C.T. and a 10' U.E. behind that as per Vol. 46, P. 40, M.R.N.C.T.	Addressed and noted on block and lot changes.		
8	Plat	The adjacent property to the north Blue Grass Estates Vol 68, Pg. 40 labels a existing 15'U.E, remove the 7.5' U.E along the rear for Block 3, Lot 11-14. (UDC 8.2.3.A.2)	Removed 7.5' U.E.	Addressed		
9	Plat	Prior to recordation Coordinate with AEP- Distribution on street light fees and provided confirmation of payment.	Ok	Prior to plat recordation		
10	Plat	Water Distribution lot fee – 40 41 lots x \$182.00/lot = \$7,280.00 \$7,462.00	Ok	Prior to plat recordation		
11	Plat	Wastewater lot fee - 40 41 lots x \$393.00/lot = \$15,720.00 \$16,113.00	Ok	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

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	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	Ok	To be addressed prior to recordation		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Ok	To be addressed prior to recordation		
2	Plat	Wastewater construction is required for platting.	Ok	To be addressed prior to recordation		

SOLID WASTE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are 4 hammerhead type dead ends at lots 1, 10, 15, and 24. Hammerhead dead end that are not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs or bulb-out are recommended at this application as it provides a better turning radius for the street. Review bulb-out design on subdivision adjacent to this property. Hammerheads need approval from Fire and Solid Waste.	Ok	Not addressed	new layout with no hammerheads	Addressed

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are 4 hammerhead type dead ends at lots 1, 10, 15, and 24. Hammerhead dead end that are not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs or bulb-out are recommended at this application as it provides a better turning radius for the street. Review bulb-out design on subdivision adjacent to this property. Hammerheads need approval from Fire and Solid Waste.	Ok	Not Addressed	new layout with no hammerheads	Addressed
2	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok			
3	Plat	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage.	Ok			

4	Plat	Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets.	Ok			
5	Plat	Public improvement plans shall include all proposed signs and sign sizes.	Ok			
6	Plat	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Ok			
7	Plat	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok			
8	Plat	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Ok			
9	Plat	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok			
10	Plat	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Ok			
11	Plat	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Ok			
12	Plat	The Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Ok			

13	Plat	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED.	Ok			
14	Plat	At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Ok			
15	Plat	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.	Ok			
16	Plat	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok			

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Residential areas require a fire flow of 750 GPM with 20 PSI residual. Fire hydrants should be placed every 600 feet apart and be operational prior to any structures going vertical.	Ok			
2	Infor:	Fire apparatus access roads shall be designed and maintained to support the imposed load of 75,000 lbs. and shall be surfaced to provide all weather driving capabilities by means of asphalt, concrete or other approved driving surface.	Ok			
3	Infor:	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 Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders	Ok			

4	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	Ok			
5	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.	Ok			
6	Infor:	Dead end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96 foot diameter cul de sac	Ok			
7	Infor:	Note: it appears that Humble and Blessed streets terminate in dead ends. Ensure that the length does not exceed 150 ft. or turn around provisions will be required.	Ok, greatest length is 130'			
8	Infor:	Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Ok			
9	Infor:	Note: it appears that the only point of access into the subdivision is Peaceful Lane from Flour Bluff Drive.	Ok			
10	Infor:	The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Ok			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a 10' U.E. Between lots 26 & 27, blk. 6 and lots 12 & 13, blk. 3 5' each side	Added 10' U.E.	Not Addressed: Label the U.E's as requested for the new Block 4, between Lots 2 & 3 and Block 2, Lots 8 and 9	Labeled U.E.	Gas Department requests a 5' UE along the east side of Lot 5 Block 1, and a 5' UE along the west side of Lot 6 Block 2, request a 5' UE on the east side of Lot 8 Block 2, if the developer cannot do the original request on the west side of Lot 6 Block 2. ADDRESSED 3-09-21

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Ok			

2		The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Ok	Prior to plat recordation		
3		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided \$25,000.00 \$25,625.00	Ok	Prior to plat recordation		
4		Park Development Fee (\$200 per unit) = \$200 x 40-41 units = \$8,200.00 (Unplatted lots) (UDC 8.3.6)	Ok	Prior to plat recordation		

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.	Ok			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.