

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: MJO

TRC Meeting Date: 8-6-20

TRC Comments Sent Date: 8-17-20

Revisions Received Date (R1): 10-23-20

Staff Response Date (R1): 11-9-20 No response as CR 43 Road was not addressed. 5/6/2021 TRC comments met. (Conditions) PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-12-21

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: 20PL1078

**KING'S LAKE WEST (PRELIMINARY –284. ACRES)**

Located south Weber Road (FM 43) and east of CR 43.

**Zoned:** FR to RS-4.5

**Owner:** John C. Tamez

**Surveyor:** LJA Engineering

The applicant proposes to plat the property to development a residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Noted.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Once Prelim plat has met all TRC comments, the plat can be placed on a PC agenda as a Conditional plat pending Rezoning approval by City Council.	Noted.	The preliminary plat will be approved upon the construction of County Road 43 to the “C1” Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the “C1” Collector Street within the dedicated “A2” Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The “C1” Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the “C1” Collector Street section is completed.		
2	Plat	Lots 16 thru 30 to be included within Lot 15. Zoning designation should be different from rest of subdivision in consideration of being within APZ2 of the AICUZ.	Lots 16-30 added to Lot 15. Lot 15 is intended to contain a permanent detention pond and its use will be restricted via a "Non-buildable" designation on the plat.	Addressed.		
3	Plat	Provide any Zoning boundaries and labeling consistent with the Rezoning.	The entire property is proposed to be RS-4.5, with all dimensions and features in conformance therewith, in accordance with submitted Rezoning Application.	Addressed with Rezoning.		
4	Plat	Provide ownership name and contact information under Engineering name and information.	Addressed.	Addressed.		
5	Plat	Provide a north arrow for the Location Map.	Addressed.	Addressed.		
6	Plat	Medians within 100' right of way should be shown and labeled with Lot numbers. Include these lots on Plat note 7 with park areas.	Addressed.	Addressed.		
7	Plat	Roundabout should have a lot number and added to plat note 7.	The roundabout lot is noted as Block 30, Lot 1, described as "Non-Buildable", and further addressed in Note 5.	Addressed.		
8	Plat	15' UE required for Water line looping on Block 20.	Addressed.	Addressed.		

9	Plat	Provide a Block number for the property designated as Wetlands (Park).	The referenced property is noted as Block 31, Lot 1 and the block number is shown at each end of the block, by Lot 7 and by Lot 39.	Addressed.		
10	Plat	Provide a Utility Easement for Force Main crossing Wetland area. If this property is not intended for future Final Platting, then this easement should be recorded separately.	The force main is located in a Temporary Easement where future ROW will be located, and a 15-ft Utility Easement across Block 31, Lot 1, Park (the wetland area) and Block 1, Lot 17, King's Lake (east side of Oso Creek). The easement will be recorded separately as the force main will be constructed with Phase 1.	Addressed.		
11	Plat	Provide a ROW section for CR 43 without median showing curb and gutter for the City's side and drainage ditch for the County's side.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
12	Plat	Phase I Final Plat recording will require CR 43 construction for the road north of subdivision to FM 43. This will require Nueces County Public Works approval, inspection and acceptance.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat					

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes, at the Final Plat Stage	Prior to Final Plat Recordation.
Water	Yes, per Mater Plan, true looping is required for the preliminary and at the cul-de-sac's coordinate with Utility Department	Prior to Final Plat Recordation.
Fire Hydrants	Yes, per Mater Plan, true looping is required for the preliminary and at the cul-de-sac's coordinate with Utility Department	Prior to Final Plat Recordation.
Wastewater	Yes, per Mater Plan, coordinate with Utility Department	Prior to Final Plat Recordation.
Manhole	Yes, per Mater Plan, coordinate with Utility Department	Prior to Final Plat Recordation.
Stormwater	Yes	Prior to Final Plat Recordation.
Sidewalks	Yes	Prior to Final Plat Recordation.
Streets	Yes, including the construction of 2 lanes for CR 43. Additionally, Oso Parkway should be constructed within Phases 2 and 3.	Prior to Final Plat Recordation.

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		This subdivision doesn't have connectivity to paved public streets; therefore, this preliminary plat can not be accepted unless the Developer is willing to construct these roads to establish connectivity to paved streets..	<b>Coordination of Country Road 43 improvements is in progress with Nueces County.</b>	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
2		Dedicate all public streets to the City of Corpus Christi.	<b>Street Dedications will be made at time of Final Platting of each phase.</b>	<b>Will be addressed prior to the recordation of the Final Plat.</b>		
3	Plat and SWQMP	Provide and label Flood Zone A and B on the Plat and SWQMP, coordinate with Ms. Yvette Dodd for the current information; please utilize thick line work to depict the flood zones and label them in multiple places.	<b>Per City Directive, the information shown is derived from preliminary FIRMs which do not utilize the previous zone designations. Zone limits are shown in blue, delineations have been thickened.</b>	Addressed		
4	SWQMP	The detention basin must be constructed with the 1st phase.	<b>The North Detention Pond is shown as part of Phase 1.</b>	Addressed		
5	Plat and SWQMP	Add the following note "The detention basin is maintained by the HOA".	<b>Noted</b>	Addressed		
6		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	<b>Public Improvements Plans will be prepared and submitted at the time of Final Platting.</b>	<b>Will be addressed prior to the recordation of the Final Plat.</b>		
7	Utility Plan	Utility plan shall meet city standards and master plans, including but not limited to water distribution mains, water transmission mains, wastewater collection mains and wastewater trunk mains to be constructed at appropriate depth in accordance with City water and wastewater master plans; make sure Water mains (true looping is required for the preliminary and at the cul-de-sac's) and wastewater mains are available at the appropriate depths for the future subdivision/s to the north of this plat. Coordinate with Mr. Gabriel Hinojosa of the Utility Department; I need an approval email from Mr. Gabriel Hinojosa (attach a copy this requested email).	<b>Noted</b>	Addressed		
8		Development fees are required at future final plats.	<b>Noted</b>	<b>Will be addressed prior to the recordation of the Final Plat.</b>		
9	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	<b>Addressed</b>	Addressed		
10	Plat	A proposed street lighting layout will be required for review by Traffic Engineering.	<b>Electrical Improvements, including street lighting will be designed by AEP at time of Final Platting.</b>	<b>To be addressed with Public Improvements.</b>		
11	Plat	We are recommending the installation of traffic mitigation devices (e.g. speed humps) as necessary. The length and width of block may encourage higher speeds than intended.	<b>Traffic Mitigation Devices, Speed Humps, will be incorporated into Final Construction Plans.</b>	<b>Will be addressed prior to the recordation of the Final Plat.</b>		
12	All documents	The Professional Civil Engineer must sign, seal and date all documents.	<b>Final Plats will be sealed by an RPLS; Public Improvement Plans will be sealed by a P.E.</b>	<b>Will be addressed prior to the recordation of the Final Plat.</b>		
13	All documents	All UTP streets within the subdivision are C3 and must have 75' of right-of-way.	<b>R.O.W. widths shown are, at minimum, in conformance with the U.T.P.</b>	Addressed		
14	All documents	Block length must not exceed the UDC maximum length or apply item 11 above. In particular to 75' Collector along the south boundary.	<b>Traffic Mitigation Devices, Speed Humps, will be incorporated into Final Construction Plans.</b>	<b>Will be addressed at the PI Plans stage.</b>		
15		Apply for a used privileged agreement to place the wastewater FM in the public ROW; submit application to the following email address ROW Review Request <ROWReviewRequest@cctexas.com>.	<b>Noted</b>	<b>N/A; public FM.</b>		

16		The Wastewater Force Main must be jacketed under the Oso Creek.	The proposed 6" force main is temporary and will be rerouted to the Greenwood WWTP prior to exceeding maximum capacity. The force main will also be Fusible PVC which eliminates joints and the potential for leaking under Oso Creek. This casing requirement was not enforced on the recently constructed London Lift Station force main under Oso Creek.	Addressed		
17	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	Noted	Will be addressed at the PI plans stage..		
18	Plat	Lots with multiple frontages must face the lower classification street; write notes to this effect.	Addressed	Addressed		
19		Provide a section for CR 43 and identify what is going to be constructed with this development and what will be constructed in the future.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
20		Submit an FYI copy of the PI plans (County Plans) that will connect this development with FM 43. The PI plans are to replace the dirt /caliche road to a paved road; additional ROW may need dedication. This is required prior to the 1st Final plat recordation.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
21	Plat	Add the following note "No lot is allowed direct access to CR 43".	Was/is noted.	Addressed		
22	Plat	Provide all traffic control devices (e.g., signs, pavement markings).	Traffic Control Devices will be incorporated into Final Construction Plans.	Will be addressed at the PI Plans.		
23	SWQMP	Provide the map from the DRAFT Master Storm Study and depict the site on it and label it.	A Reference print of the Draft Master Plan has been included at SWQMP Sheet 2.	Addressed		
24		FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Noted	Will be addressed at the Final Plat application.		
25	Informational	See Utilities Department Comments hereafter.	Noted	Addressed		
26	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Noted	Addressed		
27		Add the following note to the preliminary Plat "The Finish floor Elevation must be 18" higher than the Center line Elevation of Street".		Will be addressed at the Final Plats.		
28	Street Sections	Indicated the pavement thicknesses on all Street Sections.		Will be addressed at the PI Plans.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat (no dead-mains will be permitted).	Noted	Will be addressed at the PI Plans.		
2	Plat	Wastewater construction will be required at Final Plat.	Noted	Will be addressed at the PI Plans.		

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

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



1	Plat	No comment.		Addressed		
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**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for RESIDENTIAL areas shall have 750 GPM with 20 psi residual with fire hydrants located every 600 feet apart and operational.	Noted	Will be addressed at the PI Plans.		
2	Site	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.	Noted	Will be addressed at the Site development.		
3	Site	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	Noted	Will be addressed at the Site development.		
4	Site	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).	Noted	Will be addressed at the Site development.		
5	Site	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	Noted	Will be addressed at the PI Plans.		
6	Site	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	Noted	Will be addressed at the PI Plans.		
7	Site	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	Typical Residential Street Width has been revised to 33-ft back-to-back. The boulevard section has been revised to 28-ft back-to-back half-section, outer to median, allowing parking on one side (outer). Obviously, no parking is allowed on the median side of the paved road.	Will be addressed at the PI Plans.		
8	Site	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.	Noted	Will be addressed at the Site development.		
9	Site	(Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96’ minimum.) RESIDENTIAL DEVELOPMENTS-One- or two-family dwelling residential developments. 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.	Noted. All cul-de-sacs are 59-ft radius to R.O.W., providing 100-ft diameter back-to-back and 99-ft clear diameter paved area.	Will be addressed at the PI Plans.		

10	Site	Exceptions: 2. 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.	<b>Noted</b>	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
11	Site	Note: This requirement may be waived depending on the width of the arterial collector C.R. 43	<b>Noted</b>	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		

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	Property to be assessed Park fees on Final Plats.	Noted	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary 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	Parcels 16-31 currently located in APZ-2. Recommended single unit dwellings of 1-2 dwellings per acre in this area. AICUZ refresh shows the potential of this area to not be in the APZ-2, but will be near the APZ-1 and APZ-2 of RY 36. Will be subjected to aircraft overflight and noise.	Noted. Block 1 revised.	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.3 miles south of Cabaniss airfield. May be subject to overflight noise, and aerospace 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	No comment.		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
- Property will be assessed Development Fees on Final Plats.
  - Prior to recordation of Final Plats, tax certificates will be required indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.









































