

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District#1: MJO

TRC Meeting Date: 12-1-20

TRC Comments Sent Date: 12-3-20

Revisions Received Date (R1): 12-15-20

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

TRC comments met

PC Date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 3-3-21

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: **20PL1129**

TULOSO RESERVE UNIT 2 (FINAL – 7.85 ACRES)

Located south of Leopard Street and east of Rand Morgan Road (FM 2292)

Zoned: RS-4.5

Owner: NP Homes, LLC

Surveyor: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a 42 unit residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK	Resolved		
2	Plat	Update document number for northeast adjacent lot (#2010036915)	DONE	Resolved		
3	Plat	Update street names on utility plan.	DONE	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide printed name for Lien Holder on owner's certificate and on Lien Holder's certificate.	THERE IS NO LIEN HOLDER NOW	To be addressed prior to recordation.		
2	Plat	Label the DE's between Lots 27 and 28, Block 2.	DONE	Addressed		
3	Plat	Label the easements at rear of Block 2, Lot 28.	DONE	Addressed		
4	Plat	Provide the YR/UE label for Block 4, Lot 10.	DONE	Addressed		
5	Plat	Water Distribution System Lot fee – 42 Lots x \$182.00/lot = \$7,644.00	OK	To be addressed prior to recordation.		
6	Plat	Wastewater System Lot fee – 42 Lots x \$393.00/lot = \$16,506.00	OK	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

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		Public Improvements Plans are required prior to plat recordation; 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	Will be addressed Prior to Plat Recordation.		
2	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	DONE	Addressed		
3	SWQMP	Add the following note to the plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	DONE (PLAT)	Addressed		
4	Utility Plan	Add the following note to the plat "The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.".	DONE (PLAT)	Addressed		
5		Add the following note to the plat "All lots driveways must be located on the shorter length of the lot.".	DONE	Addressed		
6	Plat	Submit the offsite UE's for processing and recordation to ContractsAndAgreements@cctexas.com.	OK	Will be addressed Prior to Plat Recordation.		
7		Add the following note "Street lights location map will be provided with each Final Plat.".	Will be provided in construction plans.	Will be addressed Prior to Plat Recordation.		
8		Please confirm that the storm basin is not "Inner harbor Basin".	It is Oso Creek Basin.	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Ok	Will be addressed Prior to Plat Recordation.		
2	Plat	Wastewater construction is required for platting.	Ok	Will be addressed Prior to Plat Recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok	Will be addressed on site development.		
2		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. 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	Will be addressed on Public Improvement plans.		
3		Public improvement plans shall include all proposed signs and sign sizes.	Ok	Will be addressed on Public Improvement plans.		
4		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	Will be addressed on Public Improvement plans.		
5		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	Will be addressed on Public Improvement plans.		
6		All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Ok	Will be addressed on Public Improvement plans.		
7		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	Will be addressed on Public Improvement plans.		
8		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.		Will be addressed on Public Improvement plans.		

9		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	Will be addressed on Public Improvement plans.		
10		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	Will be addressed on Public Improvement plans.		
11		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. 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.		Will be addressed on Public Improvement plans.		
12		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. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process	Street lighting plan by AEP	Will be addressed on Public Improvement plans.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Fire Hydrant flow residential areas require 750 GPM with 20 psi residual	OK	Will be addressed on Public Improvement plans.		
2		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	OK	Will be addressed on Public Improvement plans.		
3		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.	OK	Will be addressed on Public Improvement plans.		

4		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	OK	Will be addressed on Public Improvement plans.		
5		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	OK	Will be addressed on Public Improvement plans.		
6		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).	OK	Will be addressed on Public Improvement plans.		
7		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 so as to provide all weather driving capabilities	OK	Will be addressed on Public Improvement plans.		
8		Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure.	OK	Will be addressed on Public Improvement plans.		
9		Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.		Will be addressed on Public Improvement plans.		
10		D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	OK	Will be addressed on Public Improvement plans.		
11		503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) 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. “V”, or 96-foot diameter cul-de-sac	OK	Will be addressed on Public Improvement plans.		
12		Per IFC 2015 Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96’ minimum.	OK	Will be addressed on Public Improvement plans.		
13		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	Will be addressed on Public Improvement plans.		

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
		UDC 8.3.5 Land Dedication				
1	Plat	Dedication requirement = .42 acre.	OK	Will be addressed Prior to Plat Recordation.		

2	Plat	Cash in lieu of land fees should be calculated at 13.34 x value of an acre = total payment	OK	Will be addressed Prior to Plat Recordation.		
3	Plat	UDC 8.3.5 Park Development Fee	OK	Will be addressed Prior to Plat Recordation.		
4	Plat	Park Development Fees: 42 x \$200 = 8,400	OK	Will be addressed Prior to Plat Recordation.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.		Addressed		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located three miles from CCIA. Will be subjected to occasional overflight and aircraft noise.		Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

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.

