

**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: 7-08-21 Process for 7-14-21 Deadline**  
**TRC Meeting Date: 7-22-21**  
**TRC Comments Sent Date: 7-26-21**  
**Revisions Received Date (R1): 8-03-21 5:24 PM**  
**Staff Response Date (R1): 8-11-21**  
**Revisions Received Date (R2): 8-19-21**  
**Staff Response Date (R2): 9-16-21**  
**Planning Commission Date: 10-13-21 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: 21PL1097**

**QUEEN'S CROSSING UNIT 2 (FINAL – 19.747 ACRES)**  
 Located east of Cimarron Boulevard and south of Salsa Drive.

**Zoned: CN-1, CG-2, RM-3 and RS-4.5**

**Owner: Dorsal Development, LLC**  
**Surveyor/Engineer: Bass & Welsh Engineering**

The applicant proposes to plat the property in order to construct 36 lots for single family and commercial future development.

<b>GIS</b>						
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)	OK			
2	Plat	Radial Court Street name exists. Pls revise. (Ref. vol 64 pg. 284 MRNCT).	Done.	Resolved.		
3	Plat	Street dedication shall be hatched in light grey.	Done.	Resolved.		

<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a person's and title for the lienholder and notary certificate block, if a lienholder does not apply, then remove the certificate block/notary (reference recorded warranty deed or contact owner for verification).	Person and title unknown at this time.	understood. Prior to plat recordation		
2	Plat	You may remove the zoning designation shown on the plat, this is typically reference on preliminary plats.	Done.	Addressed		
3	Plat	Show and label a 15'U.E along for Block 1, Lot 1 along Cimarron Boulevard (UDC 8.2.3.A.2)	Done.	Addressed		
4	Plat	Remove the 15'Y.R for Block 1, Lot 1 along Cimarron Boulevard. Only the 20'Y.R is required.	Done.	Addressed		
5	Plat	Change the 10'U.E to 15'U.E for Block 1, Lot 1 and Block 2, Lots 20-30 along Oso Parkway (UDC 8.2.3.A.2)	Done.	Addressed		
6	Plat	Show and label the centerline street dimension for Salsa Drive.	Done.	Addressed		
7	Plat	Show and label the recorded legal description for Block 4, Lots 1-8.	Done.	Addressed		
8	Plat	Identify the dash lines along the abutting property north of Block 4 (Sheet 3 of 3).	Done.	Addressed		

9 Plat	Add the following note: "Shared driveway provisions for all single-family residential lot frontage along Oso Parkway herein represented on this plat shall be employed unless the abutting roadway segment has been eliminated from a governing City transportation plan."	Done.	Addressed		
10 Plat	Prior to plat recordation coordinate with AEP on street light fees and provided confirmation of payment.	OK.	Prior to plat recordation		
11 Plat	Water Distribution Acreage fee – 8.20 acres x \$1,439.00/acre = \$11,799.80 (Commercial Lots)	OK.	Prior to plat recordation		
12 Plat	Wastewater Distribution Acreage fee - 8.20 acre x \$1,571.00/acre = \$12,882.20 (Commercial Lots)	OK.	Prior to plat recordation		
13 Plat	Water Distribution Acreage fee - 11.55 acre x \$719.00/acre = \$8,304.45 (Residential Lots)	OK.	Prior to plat recordation		
14 Plat	Wastewater Distribution Acreage fee - 11.55 acre x \$1,571.00/acre = \$18,145.05 (Residential Lots)	OK.	Prior to plat recordation		

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The Oso Parkway alignment shift from the Urban Transportation Plan causes a mix of residential and commercial access along the Parkway that the adopted Plan alignment does not. This issue must be resolved.	Ok	8-11-21 No comment.		
2	Plat	Provide and construct a bike trail/path within the Lot 1 50' Linear Park per Policy Statement D.5 of the Oso Parkway Plan.	This will not be park according to park department below	8-11-21 No comment.		

**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	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	OK	Addressed		
2	Plat	Public Improvements Plans are required for Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	OK	Addressed		
3	Plat	Oso Parkway routing appears to be modified from the current UTP. Master Plan modification may be necessary.	Ok	Acknowledged, not addressed.	This is the same route as previously approved by city for preliminary plat and final plat. For practice purposes it is the same as UTP.	9-15-21 Addressed
4	Plat	Block 5 Lot 1 is labeled park - add note that this is a non-buildable lot and add Utility and Electrical Easements on Oso Parkway and Tangent Drive. Is this lot to be maintained by a HOA?	no longer labeled park	Addressed		

5	Plat	Verify Curve Data for Cul-de-Sac radius (Curve D) and confirm minimum Cul-de-Sac Radius of 50 feet to back of curb and 59 feet to R-o-W. (UDC 8.2.1.G)	56'R	Addressed		
6	Utility	Waste Water is the only utility shown. Show water supply.	Done.	Addressed		
7	Utility	What is the utility layout for the east Site?	See attached.	Add scale to second page of the Utility Plan	Done.	9-15-21 Addressed
	Utility			Water Utility Plan for the east area shows dead end water lines in excess of 99 feet. These are not allowed.	Indicated 2" water lines for looping	9-15-21 Addressed
8	Utility	Label existing and proposed utilities	Done.	Addressed		
9	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	Done.	Addressed		
10	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	"C" values are from personal experience and Seelye's Design Book	Ordinance 02 70 96 (2006) Incorporates runoff values from the Drainage Criteria Technical Guide. Revise accordingly.	Done.	9-15-21 Addressed
11	SWQMP	Drainage easement is noted as "Temporary" Is the detention pond to be relocated or removed during subsequent development? Show location of the proposed outfall.	All DEs are permanent. I could not find a temporary DE. There is no detention. Outfalls shown	Legacy Comment Addressed. Drainage arrows were added, but not included in a legend do the arrows delineate pre- or post development drainage?	Arrows indicate Post development flows	9-15-21 Addressed
12	SWQMP	Show pre-development and post-development drainage patterns and include off-site drainage the may impact, or be impacted by development. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.			
13	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Addressed		
14	SWQMP	Note land use as shown on the Storm Water Master Plan and proposed land use and state that the development is in compliance with the Storm Water Master Plan.	Done.	Addressed		
15	SWQMP	Include proposed inlet size, capacity and anticipated flows. (Municipal Code 14.1002 and 14.1003)	Done.	Addressed		
16	SWQMP	What is storm water plan for east site?	Drains to existing adjacent ditch	Addressed		
17	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Ok			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Ok			

**SOLID WASTE**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	After further review the temporary turnaround should be a cul-de-sac.	we have used the configuration shown on many other occations	8-20-21 Addressed		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1 Plat	Does Tangent Drive connect with another existing street? If not, street needs to provide a cul-de-sac turn around for Solid Waste Services to serve lots 29-31.	Does not connect to existing street. Provide temporary turnaround as shown. Do not own adjacent property	8-10-21 Not Addressed: Hammerhead are not acceptable by Solid Waste Department to pick up trash. A temporary cul-de-sac will be acceptable."	Done.	8-20-21 Addressed
2 Plat	Show typical section for Laurie Steph Ct, Radial Ct, and Tangent Dr.	Done.			
3 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)	Ok			
4 Info:	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK			
5 Info:	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
6 Info:	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK			
7 Info:	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A				
8 Info:	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
9 Info:	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.	Ok			
10 Info:	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.				

11	Info:	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.				
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**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	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Ok			
2	Info:	507.5.1 Fire flow for residential zoned areas require 750 GPM with 20 PSI residual, hydrant spacing shall be 600 feet.	Ok			
3	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	OK			
4	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.	Ok			
5	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. Note: Hose lay from a hydrant will not cross an arterial street. Oso Parkway is considered an arterial street.	OK			
6	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	OK			
7	Info:	507.5.1 (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.	Ok			
8	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.	OK			

9	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.	OK			
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. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	OK			
11	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.	ok			
12	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Ok			
13	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OK			
14	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.	OK			
15	Info:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	OK			
16	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.	Ok			
17	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.	OK			
18	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Ok			
19	Info:	Note: Laurie Steph Ct. and Radial Ct. should meet the above requirements. Radial Ct. appears to be a duplicate street.	Changed			
20	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	OK			
21	Info:	Note: Tangent appears to be a dead-end at this point. A temporary cul-de-sac will be allowed until platting of next unit has occurred. The Fire Department will not accept a hammerhead design as a turnaround provision.	Provided temporary Turnaround as shown			

22	Info:	D107.1 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	OK			
23	Info:	Note: to meet the above requirement, Salsa Dr. is required to connect to this subdivision. <b>Where does Tangent Dr. connect?</b>	Future Street	“Until such time that Tangent connects to the future street, a temporary turn-around should be provided. The temporary turn around can be removed once the street is connected. “	Temporary turn-around added	Addressed
24	Info:	Commercial development of the property will require further Development Services review.	OK			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 7.5 U.E. By separate instrument North side of Queen crossing Unit 2 and Request 5' U.E. lot 1, blk. 5 East side of lot and Request 10' U.E. on Oso Parkway of lot 1, blk 5	Cannot do easement in adjacent property to north (not ours)	8-06-21 Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park & Recreations will not accept park marked (lot 1 next to Tangent Drive page #3) & (lot 1 next to Oso Parkway page #2)	Changed to not be park.	Addressed		
2	Plat	Dedication requirement = .24 acre.				
3	Plat	Cash in lieu of land fees should be calculated at 13.34 x value of an acre = 403,935 total payment UDC 8.3.5 Land Dedication	OK	Prior to plat recordation		
4	Plat	Park Development Fees: 24 x \$200 = 4,800 UDC 8.3.5 Park Development Fee	Ok	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This final plat is not located along an existing or foreseeably planned CCRTA service route.				

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	Barney Davis-Airline (west 138kV) – we do not want any approve ground improvements within 40' from centerline contact: RONIKA G MORALEZ   TRANS RIGHT OF WAY AGENT RGMORALEZ@AEP.COM   O:361.206-8625	The public street and storm sewer will be in 80' trans easement	Addressed		

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.				
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<b>NUECES ELECTRIC</b>						
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.