

## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

**Staff Only:**

**TRC Meeting Date: 3-19-20**

**TRC Comments Sent Date: 3-24-20**

**Revisions Received Date (R1): 3-25-20**

**Staff Response Date (R1): 4-3-20 TRC comments met. PC date set.**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: 4-29-20**

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: 20PL1016**

**STARLIGHT ESTATES UNIT 5 (FINAL – 19.02 ACRES)**

Located south of Yorktown Boulevard and east of Fred's Folley Drive.

**Zoned: RS-4.5**

**Owner:** MPM Development, LP

**Engineer:** Bass and Welsh Engineering

The applicant proposes to plat the property to develop a 86 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	Addressed.		
2	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	They will be when plats are recorded before the subject	To be addressed prior to recording.		
3	Plat	Provide acronym legend as shown on preliminary plat. (refer to UDC Article 3.8.5.A.2)	Done.	Addressed.		
4	Plat	Street names do not match preliminary plat (Dr. Hector P. Garcia Drive). Pls update street name.	Street names are revised per developer.	Not Addressed. Latest preliminary plat shows street name of Clark Kent Drive instead of Hulk Drive. Jeremy with GIS approved street name.		
5	Plat	Label the complete and correct street names including unabbreviated suffixes for all streets shown on the plat.	Done.	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update plat note 6 to : "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."	Done.	Addressed.		
2	Plat	Update the Planning Commission certificate to Al Raymond, III, AIA.	Done.	Addressed.		
3	Plat	Provide utility easement label at rear of lots for Blocks 1, 2, 10, 11, 12, 13, 14, 15 for pages 2 and 3.	Done.	Addressed.		
4	Plat	Provide YR labels for Blocks 2, 10, 13, 15 for pages 2 and 3.	Done.	Addressed.		
5	Plat	Provide 5' EE label for Blocks 2, 10, 12, 13, 14, 15 for pages 2 and 3.	Done.	Addressed.		
6	Plat	Road closing is to be submitted to contractsandagreements@cctexas.com Provide document number on plat prior to recordation.	OK.	To be addressed prior to recordation		
7	Plat	Provide recording information for Unit 4.	OK.	To be addressed prior to recordation		
8	SWQM P	Remove the 50' label at intersection of Salais Drive.	Done.	Addressed.		
9	Plat	Remove 25' YR label at rear of Lots 3 and 4, Block 13.	Done.	Addressed.		
10	Plat	Water Distribution System lot fee – 86 units x \$182.00/unit = <b>\$15,652.00</b>	OK.	To be addressed prior to recordation		
11	Plat	Wastewater System lot fee – 86 units x \$393/unit = <b>\$33,798.00</b>	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 per Master Plan, coordinate with Utility Department	Yes, no dead end greater 100' is allowed	
Wastewater per Mater Plan, coordinate with Utility Department	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole per Master Plan, , coordinate with Utility Department	Yes	
Sidewalks	Yes	
Streets	Yes	

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		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.	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	Informational	New comment / Missing: All Wetlands must be depicted accurately on the Pre-liminary plat as well as Final plats.		Flood plain has no comment on jurisdictional wetland. Developer stated pond would be filled.		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	Ok.	Prior to Plat Recordation		
2	Plat	Wastewater construction will be required for platting.	OK.	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.	To be addressed on site development.		
2		Review Unified Development Code 8.2.4 where it states that "block lengths shall not exceed 1,600 feet". 3 roadways on this plat (Salais Dr, Ranch View Dr, and Krypton Dr) are more than 1600' and create safety concerns for vehicles speeding on these roadways. Traffic calming devices such as speed humps shall be installed along these streets.	Will add stop signs in construction plans	To be addressed on Public Improvement plans.		
3		Review cul-de-sac streets to ensure they have correct emergency vehicle turning access meeting requirements on AASHTO. Provide turning path drawings for emergency vehicles.	There are no cul-de-sacs this plat.	To be addressed on Public Improvement plans.		

4	Public improvement plans need to include appropriate traffic control devices (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 sheets.	OK.	To be addressed on Public Improvement plans.		
5	Additional homes are being proposed to a subdivision which only has one external access points to an existing network. Yorktown Boulevard is the only existing access point for this subdivision.		Prelim layout is meeting UDC Section 8.2.1.D for three access points to a city's existing roadway network.		
6	Submit a street lighting plan for review with Traffic Engineering prior to recordation of plat.		To be addressed on Public Improvement plans.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1		Note for comment: Change name of Duplicate street in subdivision: Dr. Hector P. Garcia Drive		Addressed	
2		WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Residential areas: Fire flow at 750 GPM with 20 psi residual. Fire hydrants to be located every 600 feet apart and operational.		To be addressed on Public Improvements.	
3		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		Addressed	
4		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		Addressed	
5		D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire dept. 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 75K pounds (34 050 kg).		To be addressed on site development.	

6	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		To be addressed on Public Improvements.		
7	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.		To be addressed on Public Improvements.		
8	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.		To be addressed on Public Improvements.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. South of lot 4 blk. 1 & 5' North of lot 6 section 24 tract by separate instrument.	Done.	Prior to Plat Recordation		
2	Plat	Request 5' U.E. by separate instrument south of blk. 12, lots 1 thru 11	Done.	Prior to Plat Recordation		
3	Plat	Request 5' U.E. by separate instrument south of blk. 14, lots 11, & blk. 15, lots 1 thru 12.	Done.	Prior to Plat Recordation		
4	Plat	Request 10' U.E. between lots 4 & 5, blk. 11 5' each side.	Done.	Addressed		
5	Plat	Request 5' U.E. South of lot 9, blk. 11 & 5' North of lot 8 section 24 tract by separate instrument.	Done.	Prior to Plat Recordation		
6	Plat	Label all rear easements on this plat.		Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	UDC 8.3.5 Land Dedication i. Dedication requirement = 0.86 acre.	Ok	Prior to Plat Recordation		
2	Plat	ii. Cash in lieu of land fees should be calculated at <b>0.86 x value of an acre = total payment</b>	Ok	Prior to Plat Recordation		
3	Plat	UDC 8.3.5 Park Development Fee iii. Park Development Fees: 86 x \$200 = <b>\$17,200</b>	Ok	Prior to Plat Recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		This preliminary 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	No comment.		Addressed		

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.5 miles West of Waldron Airfield, possibly be subject to noise from aircraft approach and departure.		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	AEP is requesting that the 10' UE be converted to a 10'YR/ 5'EE/5'UE on the east side of Salais Dr., west and east side of Ranch View Dr. and west side of Krypton Dr.	Done.	Addressed		
2	Plat	AEP is requesting that the overhead line in the field be recorded in a 10' EE from now until the final plat is recorded. AEP will delineate that easement once poles are removed	Not needed. This overhead line serves a house that will be removed	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.