

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#: David S./District#3
App Received: 09.22.2021
TRC Meeting Date: 09.30.2021
TRC Comments Sent Date: 10.01.2021
Revisions Received Date (R1): 10-13-21
Staff Response Date (R1): 10-21-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 12-08-21 Public Notice

Urban Engineering Responses: 10/13/2021

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: 21PL1148


LONDON TOWNE SUBDIVISION UNIT 4 (FINAL PLAT – 24.34 ACRES)
2601 County Rd 33; generally located at the western terminus of London Towne Boulevard, W of Etionne Gardens Drive

Zoned: RS-4.5

Owner: Braselton Development Company, LTD and Multiple Interests
Surveyor: Urban Engineering, by Xavier Galvan

The applicant is proposing to plat 117 lots (115 SF residential, 2 non-residential) and public street ROW on 24.34 AC

GIS						
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)	Understood			
2	Plat	Western called distance is not consistent on page 2 of plat between top and bottom drawing. Pls revise.	correction has been made	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		 Plat Markup.pdf				
0	Plat - FYI	Click on plat markup here		Addressed		
1	Plat - FYI	Preliminary plat 21PL1148 is still in technical review and is pending approval by the Planning Commission. With this in mind, Staff reserves the right to make additional comments during subsequent review cycles in light of the Commission's decision, conditions included.	understood	Addressed		

2	Plat - FYI	It appears that your proposed development will be utilizing Type L-1C or L-1D local street design with a 46-foot minimum ROW width, 24-foot-wide cartway, 7-foot-wide parkways and 4-foot-wide sidewalks on both sides (RE: Table 8.2.1.B, UDC). No alternative street designs appear to have been suggested at the preliminary plat stage. No waivers have been submitted either with this application or with the preliminary plat.	Unit 4 is utilizing a minor residential collector as shown in preliminary plat and is typical for a 60' R.O.W. This is a standard street section and no waivers are required.	Addressed		
3	Plat - FYI	It appears that although the underlying RS-4.5 zoning allows at least 4500-sq-ft lots, most if not all of the residential lots have at least a minimum land area of 6000 s.f.	Statement is correct, but unsure what the issue is RS-4.5 zoning is needed to secure 20' Front yard set-back which maximizes back yard space critical in todays market .	Addressed		
4	Plat - Action Req'd	Add "Final Plat Establishing..." to the title block	This is not a U.D.C. requirement	Addressed		
5	Plat - Action Req'd	Add "An Addition to the City of Corpus Christi" in the legal description (survey caption underneath the title block).	This is not a U.D.C. requirement	Addressed		
6	Plat - Action Req'd	Identify the city limits line in both the location map and the plat map, where applicable.	City limit line has been added	Addressed		
7	Plat - Action Req'd	Add a general note - OR - a table that provides the following information: (a) no. of residential lots; (b) no. of non-residential/open space lots; (c) linear feet pf proposed public street/amt. of acreage.	not a U.D.C. Requirement	Addressed		
8	Plat - Action Req'd	General notes 3 and 6 are duplicated. Please remove at least one of the notes.	has been removed	Addressed		
9	Plat - Action Req'd	Add the following general note: "If any lot is developed with a residential use, compliance with the Public Open Space Regulations will be required during the building permit phase."	note has been added	Addressed		
10	Plat - Action Req'd	Plat does not appear to meet the exemptions of §8.3.3 of the UDC. No additional parkland dedication or open space has been provided. The park that was platted with Unit 1 might be insufficient. It should be noted that you are proposing a drainage channel along the west side of the project boundary. This could be an excellent opportunity for a multi-purpose trail to be included.	Plat is in conformance with previously approved Preliminary plat including park/open space dedication. Developer explored development of master plan drainage system with parks development and potential for multi-use trail but was rejected by city staff.	Addressed		
11	Plat - Action Req'd	Plat does not appear to meet block length requirements as outlined in §8.2.4 of the UDC. Block 1 along the west side of Excelsior Boulevard exceeds 1600 feet in length. A street stub-out/westward street projection may be required, which would also be in keeping with §§8.1.5, 8.2.1.D.1, 8.2.1.E.1 and 8.2.1.E.2 of the UDC regarding appropriate street projections and connectivity among adjacent properties.	This is an interpretation issue. Block length restriction to 1600' is intened to limit block length access for Emergency response. With 3-Tee intersections in subject block, emergency access is provided and complies with the intent of block length regulation. Subdivision Preliminary Plats for London Towne and subdivision to the West have been previously approved and this Unit 4 is in compliance with that approved preliminary.	Addressed		

12	Plat - Action Req'd	At 117 proposed lots, your plat appears to conform to §8.2.1.D of the UDC with three external access points (one at London Towne Boulevard, one northerly stub-out and one southerly stub-out). There are some concerns, however, about the uncertainty of future access. Your southerly access point is dependent upon the completion of Unit 12, which includes the construction of a UTP east-to-west C-3 collector roadway. While you may not have any control over the future development timetable for the V2 Ventures tract to the immediate north, you do have some control over Unit 9, which provides an easterly extension of Rombs Street as well as a connection to Eltonne Gardens Drive. If neither of these units are completed, then there will be no secondary access for Unit 4, Excelsior Boulevard will be a dead-end street for 117 residential lots, and London Towne Boulevard will become a dead-end street for over 200 lots. This could be a potentila violation of §8.2.1.G.3, whihc limits cul-de-sacs to no more than 800' in length. If this matter is not addressed at the preliminary plat stage, then staff may require a general note capping lot yield until such the completion of Units 9 and/or 12 – OR – you may be required to separately plat and build out the east-to-west collector from Excelsior to CR-33 so that some form of secondary access is in place.	The comment contains a series of " What if" scenarios which is impossible to respond to in any meaningful way. The preliminary plat phasing plan was reviewed several months ago and if there were issues they should have been raised at that time.	Addressed		
13	Plat - Action Req'd	The proposal does not appear to comply with §8.2.1.E.1 of the UDC. Per the Code, “The arrangement, character, extent, width, and location of all streets shall conform to the Urban Transportation Plan and any applicable area development plan.” The proposal does not appear to include a prospective north-to-south C-1 collector roadway along the western boundary, as indicated on the city’s urban transportation plan. Will proposed Excelsior Boulevard be the actualization of this tentative roadway? If so, has Planning/ESI offered you an official determination or has a UTP amendment been granted?	The subject street is proposed as a Typical C-1 residential collector, see preliminary plat.	Addressed		
14	Plat - FYI	If Excelsior Boulevard is going to be the new C-1 N-to-S collector, then residential frontage consisting of small urban/suburban lots is not recommended and is strongly discouraged.	It is being proposed as a minor residential collector (C-1) not a commercial collector which prohibits residential access.	Addressed		
15	Plat - Action Req'd	Remove the disclaimer that reads “Preliminary, this document shall not be recorded...” from the final version of the plat.	Will remove note before the recording of plat	Addressed		
16	Plat - Action Req'd	A temporary radial turnaround to expire upon future development should be provided at the southern end of Excelsior Boulevard, per §8.2.1.D of the UDC, until Unit 12 is realized. Hammerheads are no longer acceptable.	correction has been made	Addressed		
17	Plat - Action Req'd	Please provide a comprehensive legend on the plat face to clarify symbology, line types and abbreviations used.	Please see revised legend.	Addressed		
18	Plat - Action Req'd	Please clarify the purpose of the 55' by 2973' (+/-163,515 s.f.) strip proposed along the west side of the project boundary. Is this a right-of-way or a lot/tract under HOA ownership and maintenance?	This is a master plan ditch that will be deeded to the City. Lot and Block No. has been added to plat	Addressed		
19	Plat - Action Req'd	There is an incorrect deed reference in the survey caption (e.g.: Document No. 20151169 should read as "Document No. 2015011169"). Please revise accordingly.	has been revised	Addressed		
20	Plat - Action Req'd	There are grammatical and syntactic errors in the general notes (e.g.: Notes 4 ("street" instead of "Street") and 7 ("lots" instead of "lot;" "Homeowners' " instead of "Home Owners"). Please revise accordingly.	has been revised	Addressed		
21	Plat - FYI	Single-family water lot fee = \$20,930.00; Single-family wastewater lot fee = \$45,195.00	Understood	Prior to plat recordation		
		*****NO OTHER COMMENTS*****				

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment	Understood			

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	Understood	Addressed		
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	Addressed		
3	Utility	label locations where proposed utilities connect to existing City Utilities.	Please see attached Utility plan (previous one submitted was not the latest). This is not something that goes on a final plat.	Addressed		
4	Utility	Utility Plan is noted ast Preliminary, utility plan for final plat	preliminary Utility plan has been approved by the city	Acceptable		
5	SWQMP	Provide a drainage plan showing pre-development and post development drainage patters and flow direction, including off-site contributions and indicated how off site contributions will be managed. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	shown on approved Preliminary SWQMP	Per preliminary SWQMP		
6	SWQMP	Provide details of the proposed collection structures including the size and required capacity of drainage structures. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) Submitted plant shown	Hydraulic design of Storm System is Typically not required until detailed construction drawings are comtemplated /developed.	Differed to Public Improvement plans		
7	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site to the Receiving waters. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	shown on approved Preliminary SWQMP	Per preliminary SWQMP		
8	SWQMP	Runoff calculation are for preliminary plat, provide calculations specifict to this final plat and plat areqa	shown on approved Preliminary SWQMP	Per preliminary SWQMP		
9	SWQMP	Identify rational for the "C" and rainfall intensity values used. Indicate the source of the values used on the SWQMP	shown on approved Preliminary SWQMP	Per preliminary SWQMP		
10	SWQMP	Provide a cross section of the proposed Master Plan channel and capacity calculations.	Previously provided as part of subdivision development to the West (Kings Landing)	Per preliminary SWQMP		

11	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)	shown on approved Preliminary SWQMP	Per preliminary SWQMP		
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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).	Understood			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Understood			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.24.2021 - No comment	Understood			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational:	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)	Understood			
2	Informational:	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	Understood			
3	Informational:	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	Understood			
4	Informational:	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	Understood			
5	Informational:	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	Understood			
6	Informational:	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	Understood			
7	Informational:	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 continous lighting standards.	Understood			
8	Informational:	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 is complete.	Understood			

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment	Understood			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Understood			
2	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
3	Plat	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.	Understood			

4	Plat	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.	Understood			
5	Plat	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.	Understood			
6	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
7	Plat	Note: Per agreement with City, Excelsior Street is a C-1 Collector Street with a 60 Ft. R.O.W. Pavement section are to be 40 feet wide. This will satisfy Fire Standards for street width and accessibility.	Understood			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Dedication requirement = 1.15 acre.	Provided in original Unit 1 and Preliminary Plat.	Prior to plat recordation		
2	Plat	Cash in lieu of land fees should be calculated at 13.34 x value of an acre = 1.15 payment (RE: UDC 8.3.5 Land Dedication)	Park is being developed and is part of a park agreement that addresses both cash in lieu of land dedication and park development fees.	Prior to plat recordation		
3	Plat	Park Development Fees: 115 x \$200 = 23,300 (RE: UDC 8.3.5 Park Development Fee)	Park is being developed and is part of a park agreement that addresses both cash in lieu of land dedication and park development fees.	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.	Undertood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment	Understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The following general note must be included on the plat: “This property has been identified as being located within 2.9 miles of the navigable airspace of the Cabaniss ALF. The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.”	note has been added	Addressed		

AEP-TRANSMISSION						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.27.2021 - No comment	Understood			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	09.28.2021 - No comment	Understood			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Understood			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Understood			

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.
Understood