

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#: MJO/District#1
App Received: 11-17-21
TRC Meeting Date: 12-2-21
TRC Comments Sent Date: 12-3-21
Revisions Received Date (R1): 1-18-21
Staff Response Date (R1): 1-19-21
Revisions Received Date (R2): 3-24-22
Staff Response Date (R2): 3-30-22
Planning Commission Date: 4-6-22

Preliminary Plat is required

Conditional Comments

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: 21PL1178

CALALLEN SOUTH UNIT 3 (FINAL – 14.43 ACRES)
Located south of CR 52 and east of Hwy 77

Zoned: RS-4.5

Owner: Lennar Homes - Richard Mott
Surveyor/Engineer: HMT Engineering & Surveying

The applicant proposes to plat the property develop a72 unit single family residential subdivision

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)	Comment acknowledged. Plat closes to acceptable engineering standards.	Addressed.		
2	Plat	Acreage on notes 4 and 5 are incorrect. Pls revise.	Comment acknowledged. Acreage on notes 4 and 5 are updated.	Addressed.		

3	Plat	Ensure all block numbers are correct for platted area (block 6 lot 20). Labeling blocks with circled number is preferred.	Comment acknowledged. Block numbers are now circled in spaced out lots.	Addressed.		
4	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide larger text for the Plat title and plat description for both pages of plat.	Comment acknowledged. Larger text is provided.	Addressed.		
2	Plat	Provide a larger Location Map.	Larger location map provided.	Addressed.		
	Plat	Verify horizontal scale is 1:200. Not scaling to plat drawing.	Verified horizontal scale. Reference Corpus Christi platting ordinance III. H. 2. a)	Addressed.		
3	Plat	In order for Owner's name to remain on Plat's owner signature certificate, a copy of the recorded Deed will be required prior to the plat recordation.	A Deed will be provided before recordation.	To be addressed prior to recordation.		
4	Plat	Plat note 4 legal description does not match Plat description under title.	Plat note 4 legal description updated.	Addressed.		
5	Plat	Plat note 5 does not match plat application for acreage of plat.	Plat note 5 updated.	Addressed.		
6	Plat	Provide copy of HOA to Development Services.	Will provide once HOA documentation is available.	To be addressed prior to recordation.		
7	Plat	To address the infrastructure crossing in the Private street. Update on Plat note 8 to "Private street and Easement" .	Plat note 8 updated.	Addressed.		
8	Plat	DS Engineer is Brett Flint, PE.	DS Engineer name updated.	Addressed.		
9	Plat	PC Chairman is Jeremy Baugh and Secretary is Al Raymond III, AIA	PC Chairman and Secretary name updated.	Addressed.		
10	Plat	Provide square footages for all lots on a table or within lot area.	Sqaure footage for all lots provided.	Addressed.		
11	Plat	Label 5' EE on Lot 16, Blk 8; on Lot 34, Blk 14; on Lot 1, Blk 14	Comment acknowledged. 5' EE is labeled.	Addressed.		
12	Plat	Verify Block 14 boundaries.	Block 14 boundaries verified.	Addressed.		

13	Plat	Recommend providing an easement at rear of Block 6 and 14.	Easement has been added to the rear of Block 6 and 14.	Addressed.		
14	Plat	Verify right of way width of Silverado Drive (label) and dimensions. Unit 1 Silverado Drive is a 60 ft ROW. Verify with Silverado Drive east of Emory Drive.	Comment acknowledged. Verified with preliminary plat.	Addressed.		
15	Plat	Water Distribution System lot fee – 72 lots x \$200.20/lot = \$14,415.71	Fees will be paid before recordation	To be addressed prior to recordation.		
16	Plat	Wastewater System lot fee –721 lots x \$432.30/lot = \$31,125.60	Fees will be paid before recordation	To be addressed prior to recordation.		
17	Plat	Provide document for Pipeline Easement.	Comment acknowledged and provided.	Addressed.		
18	Plat	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	Comment acknowledged. Coordination with AEP and confirmation will be provided.	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.	N/A	Addressed.		

NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2385-0060-0109 we have the owner as Walker Holdings & Development LLC per document 2019022015 & 20219035565	Will provide a deed of ownership before recordation.	To be addressed prior to recordation.		

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:		
--------------------------------------	--	--

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	Comment acknowledged.	To be addressed with public improvements.		
2	PI Plans	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	Comment acknowledged.	To be addressed with public improvements.		
3	Utility Plan	Clearly show and Label the connections points to the existing systems	Comment acknowledged.	To be addressed with public improvements.		
4	Utility Plan	Street names and lot numbers do not match the plat. The plan submitted with the preliminary plat may be included as reference, a plan matching the submitted plat is required.	Comment acknowledged.	Adderssed with updated Prelim plat.		
5	Utility Plan	Provide estimated flows at the connection points to the existing waste water system. (Request from Utilities Engineering)	Estimated flows will be shown on Sewer Utility plans	To be addressed with public improvements.		
6	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)	Understand, and will add.	Acceptable - Addressed		
7	SWQMP	Street names and lot numbers do not match the plat. The plan submitted with the preliminary plat may be included as reference, a plan matching the submitted plat is required.	Street names and lots have been updated to match plat	To be addressed updated Preliminary plat.		
8	SWQMP	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Understand, and will add.	Not addressed, information not provided.		
9	SWQMP	Provide contours or flow direction arrows to document pre-, and post-Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Understand, and will add.	Not addressed, pre- and Post-development flows are not shown. A Statement that there is no impact to or from offsite flows, contours provided show there may be run-on from adjacent sites. Provide the requested information.		
10	SWQMP	State the receiving water on the SWQMP and delineate the path and outfall of runoff to the receiving waters. (MC 14-1002)	Understand, and will add.	Not Addressed, the Receiving Waters are noted, but the route of the runoff is not provided.		
11	SWQMP	show outfall structure at the existing storm water ditch. (MC 14-1002)	Understand, and will add.	Partially addressed, may be addressed with Public Improvement plans.		

12	SWQMP	Verify capacity of the existing / proposed ditch and state conformance with the stormwater master plan or appropriate master plan amendment. (MC14-1002)	Will verify and add calculations to prove conformance.	Not addressed, Cross sections are provided, but no capacity calculations. In addition the cross sections request the City to acquire additional Right-of-Way to support this development, the City has not agreed to this acquisition.		
----	-------	--	--	--	--	--

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).	Utilities will be constructed before recordation.	To be addressed with public improvements.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Utilities will be constructed before recordation.	To be addressed with public improvements.		

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The City will not be held liable for damages to the private street, as per item 10 in the plat notes.	Understood	Addressed with HOA document.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat:	Silverado Dr shows a dead end without a permanent or temporary cul-de-sac. Solid Waste vehicles need to turn around using a cul-de-sac in order to service lot 42. Need to revise design in this area to address this comment.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	Separate Temporary right of way easement to recorded prior to plat recording		
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Understood	Addressed.		
3	Informa tional:	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	Addressed.		

4	Informa tional:	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	To be addressed with public improvements.		
5	Informa tional:	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	To be addressed with public improvements.		
6	Informa tional:	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	To be addressed with public improvements.		
7	Informa tional:	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	To be addressed with public improvements.		
8	Informa tional:	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	To be addressed with public improvements.		

9	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 continuous lighting standards.	Understood	To be addressed with public improvements.		
10	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	Understood	To be addressed with public improvements.		

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

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	Comment acknowledged.	To be addressed with public improvements.		
2	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		

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.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		
6	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Comment acknowledged.	To be addressed with public improvements.		
7	Plat	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.	Comment acknowledged.	To be addressed with public improvements.		
8	Plat	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.	Comment acknowledged.	To be addressed with public improvements.		
9	Plat	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.	Comment acknowledged.	To be addressed with public improvements.		
10	Plat	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.	Comment acknowledged.	To be addressed with public improvements.		

11	Plat	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.	Comment acknowledged.	To be addressed with public improvements.		
12	Plat	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.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	To be addressed with public improvements.		
13	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	To be addressed with public improvements.		
14	Note	During time of construction, roads that form a dead-end shall have temporary turn-arounds until such time as the road is completed.	Comment acknowledged.	To be addressed with public improvements.		
15	Note	Turning radius for fire apparatus should not be less than 45 degrees and curb to curb at 36 feet. The "hairpin turn" created at the intersection of Skylark and Buick results in an acute angle that would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Skylark and Buick are not included in the unit 3 plat.	To be addressed with public improvements.		
16	Note	Note that Wildcat, Riviera, and Skylark are duplicate streets in the City of Corpus Christi.	Comment acknowledged.	Addressed.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. from lots 2 thru 15 and lot 17 , blk. 6	Comment acknowledged. 5' U.E. added.	Addressed.		
2	Plat	10' U.E. Between lots 15 & 20, 15 & 19, Blk. 6. (5' on each side)	Comment acknowledged. 10' U.E. added.	Addressed.		
3	Plat	10' U.E. Between lots 16 & 19, 17 & 19, 18 & 19, Blk. 6	Comment acknowledged. 10' U.E. added.	Addressed.		
4	Plat	10' U.E. Between lots lots 33 & 34, blk. 14	Comment acknowledged. 10' U.E. added.	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park Development Fee (\$200 per unit) = \$200 x 72 units = \$14,400.00	Fees will be paid before recordation.	To be addressed prior to recordation.		
2	Plat	In lieu of land dedication, \$62,500/acre x .72 acres = \$45,000 is due unless fair market value/purchase information is provided.	Fees will be paid before recordation.	To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along but not immediately adjacent to any bus stops served by Route 27 Leopard/Navigation and should not adversely impact any CCRTA Services.	Understood	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat		N/A	Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	In regards to Unit 3 we have no Transmission line in plat area. Once we see the plat for Units 1 and Unit 2 we will follow up with our ROW requests/comments.	Understood	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.	An approved drainage report will be provided before recordation	Addressed.		
2	Plat	Access to State right-of-way shall be reviewed by TxDOT for conformance with TxDOT Access Management, Hydraulic, and Roadway Design Manuals prior to issuance of an access permit	Unit 3 does not connect to any TxDOT roadways	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	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.