

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#: MZ / 5

App Received: 12/8/2022

TRC Meeting Date: 1/5/2023

TRC Comments Sent Date: 1/9/2023

Revisions Received Date (R1): 1/10/2023

Staff Response Date (R1): 1/12/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

All comments Addressed

PC Date set

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: 22PL1178

Starlight Estates Unit 7 (Final Plat– 23.34 ACRES)

Located south of Yorktown Blvd. on Krypton Dr.

Zoned: RS-4.5

Owner: MPM Development

Surveyor: Bass & Welsh NixMW1@gmail.com

The applicant proposes to plat the property to create 129 Lots

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)	OK.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat application needs to be signed by engineer/ surveyor	Done.			
2	Plat	Remove topography from the plat.	Done.	Addressed		
3	Plat	Please revise the plat pages. Please see the templates on the city website.	Done.	Addressed		
4	Plat	Provide a graphic scale on pages two and three.	Done.	Addressed		
5	Plat	Provide a legend on pages two and three.	Done.	Addressed		
6	Plat	Provide match lines for sheets two and three.	I prefer to show complete lots, not lots split by match lines. Clearer this method.	Addressed		
7	Plat	Provide Vol. and Pg. numbers for recorded plats adjacent to these plats.	Will do before plat is recorded	Prior to recordation		

8	Plat	Continuation of lot numbers between units is not consistent.	It is consistent.	Addressed		
9	Plat	Temporary turnarounds will be needed. Please see Fire Comment #13.	Not needed. Unit 7 to be developed at same time as Unit 8.	Addressed		
10	Fees	Single Family Water Lot Fees: 129 lots x 220.22 = \$28,408.38	Ok.	Prior to recordation		
11	Fees	Single Family WasteWater Lot Fees: 129 Lots x 475.33 = \$61,317.57	OK.	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	Addressed at PI
Water	Yes	Addressed at PI
Fire Hydrants	Yes	Addressed at PI
Wastewater	Yes	Addressed at PI
Manhole	Yes	Addressed at PI
Stormwater	Yes	Addressed at PI
Sidewalks	Yes	Addressed at PI
Streets	Yes	Addressed at PI

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Noted no response
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		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).Please provide a utility map for review.	It was provided at initial submittal	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards). Please provide a utility map for review. Ensure any necessary wastewater lines follow the wastewater master plan.	It was provided at initial submittal	Addressed		

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

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise with current Effective Map dates/info	Done - see note 3.	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	OK.	Addressed		
2	Note	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	OK.	Addressed		
3	Note	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.	Addressed		
4	Note	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.	Addressed		
5	Note	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.	Addressed		
6	Note	Note: An accessible road and "wet" hydrants are required once construction materials are brought on site.	OK.	Addressed		
7	Note	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.	Addressed		
8	Note	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.	Addressed		
9	Note	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.	Addressed		

10	Note	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.	Addressed	
11	Note	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.	Addressed	
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.	Not needed. Unit 7 to be developed at same time as Unit 8.	Addressed	
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.	Not needed. Unit 7 to be developed at same time as Unit 8.	Addressed	

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. North side of lot 22, blk. 1 and 5' U.E. South side of lot 27, blk.1	Done.	Addressed		
2	Plat	Request 10' U.E. between lots 14 & 15, 20 & 21, blk. 11 5' each side and 5' U.E. South side of lot 26, blk. 11	Done.	Addressed		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	OK.	Addressed		
2	Fees	129 units x 462.50 = \$59,662.50	OK.	Addressed		

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.	OK.	Addressed		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The dead end of Oso is unacceptable. In addition, it's difficult to evaluate because the plats are not shown together. See fire comment # 13.	Unit 7 does not have Oso or Oso Parkway.	Addressed		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Ok.	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Ok.	Addressed		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	OK.	Addressed		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Ok.	Addressed		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	OK.	Addressed		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	OK.	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.