

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date:9-05-19

TRC Comments Sent Date: 9-26-19

Revisions Received Date (R1): 10-01-19

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

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: 19PL1098

KINGS LANDING (PRELIMINARY – 446.408 ACRES)

Located west of County Road 33 and east of Digger Lane.

Current Zoned: Outside City Limits (OCL)

Proposed: Annexation and proposed Zoning RS-4.5 /CG-1

Owners: The Willian Earl Hensch Trust, Anna Belle Hensch, Retta Maurine Kasper, Corpus Community Church & Mossa Mostaghani

Engineer: Bass & Welsh Engineering

The applicant is proposing to preliminary plat the property to create approximately 1,445 lots for residential development (1,442 single-family lots and 4 Commercial lots).

Land is currently outside city limits, and land would be annexed into the city prior to approval of any final plats.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats. *Informational*		Correct-Closure will be checked with the final plat.		
2	Plat	An Licensed State Land Surveyor is required to survey the south bank of the Oso Creek. Texas Natural Resource Code 21.001, 21.012 and the Unified Development Code Article 8.2.8.A.2d.	Do not plan to ever plat the south bank.	Licensed State Land Surveyor is required to survey the south bank of the Oso Creek with the final plat for the south property boundary and its corresponding Units (ex. Units 15 and Units 16)	Do not anticipate platting the land on south bank as cannot use it since it is floodway	Disagree. Blk 30 Lot 18A will have to be platted with future units closer to the end of the development.
3	Plat	Drainage Easements and Drainage dedications are not to be abbreviated, they shall be spelled out and defined.	Shown in legend as discussed in mtg 9-30-19	Correct, Blk 30 Lot 18A is to be owned and maintained by owner	OK	
4	Plat	Winterfell St., Karhold St., Highgarden St., Riverrun St. and Bear Island St. shall continue north to each respective cul de sac. Tully St., Arryn St., Tyrell St., Martell St., Greyjoy St., Targaryen St., Stark St., Lannister St., Bartheon St., and Drogon St. shall continue west to each respective cul de sac. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D.	Done.	Correct (Riverine is acceptable)		
5	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Done via Note 16 as discussed in mtg 9-30-19	Correct		

6	Plat	All street dedication on existing streets shall be hatched. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Done.	Correct		
7	Plat	A 60' C1 Collector right of way shall begin at the northeast corner of Block 24, Lot 1 and continue south to Drogon St. in accordance to the Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Not req'd per mtg 9-30-19 as this collector is just east of the subject site	The collector shown on the UTP is built with the London Town Subdivision.		
8	Plat	Provide the area (sq. ft.) for each lot group in the legend. Unified Development Code; Articles 3 and 4.	Done by amending Note 14 per meeting 9/30/19	Correct		
9	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D.	Done by adding Note 20 per meeting 9/30/19	Correct		
10	Plat	The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T. and the Deeds Records of Nueces County, Texas are abbreviated as D.R.N.C.T. Article 3, Unified Development Code.	Done by adding legend with definitions per meeting 9/30/19	Correct		
11	Plat	Correct the spelling of Natasha Lane.	Done	Correct		

#### LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat show and label the proposed phasing and scheduling of development. (UDC Section 3.7.4 Preliminary Plat)	Done.	Preliminary plat shows the Units/phase of the proposed development. Phasing of the development will be in the numerical order of the Units shown. Per UDC Section 3.7.4 - Phasing for the master preliminary plat shall not exceed a time period of up to 10 years, with not more than 48 months between each phase.	Phasing may need to be changed depending on market conditions/sales.	Just the Phasing changes can be revised/amended administratively
2	Plat	Revised Note 1 to read: The site is OCL, proposed Annexation and zoned RS-4.5 and CG-1.	Done.	Addressed		
3	Informational	All Y.R.'s are contingent to the base zoning when the annexation process gets approved and they need to meet UDC Article 4.	OK.	Informational		
4	Plat	Cross-Hatch the 15' Street Dedication and label a 20'Y.R (UDC 4.5.4) and 15'U.E (UDC 8.2.3.A.2) along County Road 49 FM 53	CR 49 not on subj site. Labeled 20'YR/UE on Iron Throne Dr. Provided hatching 15' st. ded.	Addressed		
5	Plat	Show and label yard 20'Y.R (UDC 4.5.4) and 10'U.E (UDC 8.2.3.A.2) along all street frontage for Block 1, Lot 1, Block 2, Lot 1 and Block 3, Lot 1A & 1B	Done (provided 20'YR/UE all street frontages)	Addressed		
6	Plat	On the owners information change: "South Texas Children's Home" to "MPM Development, L.P."	Done.	Addressed		
7	Plat	Show and label the continuation 15'U.E along the rear Block 3, Lots 1A & 1B.	Done.	Addressed		
8	Plat	The minium lot yard required for RS-4.5 is 20'Y.R (UDC 4.3.3). You may reduce 25' Y.R to 20'Y.R	OK.	Informational		
9	Plat	Along the east side property line clarify the 70' and 55' DR ROW. Correct and revise.	Done.	Addressed		
10	Plat	Development fees are required at future final plats.	OK.	Addressed: Noted on plat note #11		
11	Plat	Submit the zoning application for review. Zoning is contingent on annexation.	OK.	Annexation and Zoning process should be completed prior to the final plat submittal. Final plat cannot be accepted for review pending Annexation and Zoning.	A final plat can be reviewed ahead of annexation/zoning	Disagree. Comment needs to be addressed prior to the final plat submission.

NUECES COUNTY PUBLIC WORKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a comprehensive drainage study for this development to include storm water retention/detention facilities; See Chapter VI, Division 4 of the Subdivision Regulations and Platting Requirements of Nueces County Texas.	We are following master drainage plan, copy sent to Ratna. The site will be in city after annexation	Addressed per City 's Draft Stormwater Master Plan-Map No. H13		
2	Plat	Follow most current TxDOT rainfall intensity calculations for run-off.	We are following local standard practise	Addressed per City 's Draft Stormwater Master Plan-Map No. H13		
3	Plat	Add Flood Zone boundary lines for Zones AE and X.	Done.	Addressed		
4	Plat	CLOMR and LOMR will be required from FEMA for fill within this development.	No fill proposed in floodway.	CLOMR and LOMR will be required if filled in the floodway	OK	
5	Plat	Provide a Traffic Engineering Analysis (TIA).	OK.	TIA to be submitted prior to final plat.	OK	
6	Plat	Connect Karhold and Bravoos Streets.	Not a UDC requirement	Acknowledged		
7	Plat	Extend Dorne Street to Riverrun Street.	Not a UDC requirement	Acknowledged		
8	Plat	Rename Riverrun Street.	Done.	Addressed		
9	Plat	Add Culdesac to east end of Dorne Street	We meet Hammerhead requirements.	Addressed		
10	Plat	Add lot number to Floodway/Drainage Easement.	Done.	Addressed		
11	Plat	Add Easements to underground drainage lines in Floodway.	Not needed (lot is DE)	Addressed		
12	Plat	Add division lines for each unit of the development.	Done.	Addressed		
13	Plat	Add note: Driveway access prohibited onto F.M. 43.	Driveways to meet TxDot Requirements	Driveways to meet TxDot Requirements	Ok	
14	Plat	Add note: Residential Driveway access prohibited onto Iron Thorne Drive, Dragon Street, and Castle Black Road.	Done (Note 21)	Addressed		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Improve internal roadway connectivity through the extension of Meeren Street and Dorne St.	Dorne St. meets hammerhead requirements. Street extensions not req'd by UDC.	Acknowledged		
2	Plat	Show the Oso Parkway along the northern extents of the plat, to the south and parallel to Oso Creek. This trail should be 10' – 12' in width consistent with the mobility plan.	Done (added 10' bikepath easement)	Addressed		
3	Plat	The Oso Trail should be accessible to internal lots through the provision of public pedestrian access points at the end of plat cul-de-sacs.	Not req'd by UDC	Acknowledged		
4	Plat	The plat should dedicate parkland. This parkland can/should be incorporated into the provision of a series of detention basins (2) which facilitate the controlled drainage of the plat from north to south.	No park dedication as determined at said meeting 9/30/19	UDC Section 8.3 Public Open Space-Shall be met with the Final Plat for each Unit	Ok	
5	Plat	The Sanitary Sewer Service Area should be amended to include all portions of the proposed plat.	Correct.	Wastewater amendment shall be completed prior to the final plat submittal. Final plat cannot be accepted for review pending amendment.	A final plat can be reviewed ahead of annexation/zoning	Disagree. Comment needs to be addressed prior to the final plat submission.

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, per Mater Plan	
Wastewater	Yes, per Mater Plan	

Stormwater	Yes, per City, Nueces County, and TX DOT comments, detention must drain within 48 hours if within 10,000' of an Airport runway	
Fire Hydrants	Yes	
Manhole	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		The following comments are conditional to annexation, zoning and the wastewater master plan amendment.	OK.	All items shall be completed prior to the final plat submittal. Final plat cannot be accepted pending referred items.	A final plat can be reviewed ahead of annexation/zoning	Disagree. Comment needs to be addressed prior to the final plat submission.
2	Plat and SWQMP	Add Flood Zone boundary lines for Zones AE and X on the Plat and SWQMP, please utilize thick line work to depict the flood zones.	Done.	Addressed		
3	SWQMP	Indicate the pre-development, the post-development and the differential Q's in CFS for the fully developed condition for the entire site for the 5, 25, and 100 year storm for the site, provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan; briefly describe the mitigation for the increase in flows; use the stricter criteria of (the City of Corpus Christi, Nueces County and TX DOT), Nueces County is experiencing flooding in numerous locations within and abutting this development. This item is required prior to the preliminary plat approval.	SWQMP follows master drainage plan, copy sent to Ratna	Addressed per City 's Draft Stormwater Master Plan-Map No. H13		
4		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.	Public Improvements Plans are required with the final plat for each unit.	Plans can be submitted after final plat commented on by city	Ok
5	Utility Plan	Utility plan shall meet city standards and master plans, including but not limited to water distribution mains, water transmission mains, wastewater collection mains and wastewater trunk mains to be constructed at appropriate depth in accordance with City water and wastewater master plan amendments; make sure Water mains and wastewater mains are available at the appropriate depths for the existing subdivisions to the north of this plat and to the west of this plat.	Utility plan was submitted showing this.	Public Improvements Plans to comply with City master plans, standards and specifications.	OK	
6	Utility Plan	Water main Dead-ends are not permitted.	OK.	Public Improvements to comply with water distribution standards.	Ok	
7	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Done (Note 22).	Addressed		
8	Plat	Minimum right of way for all streets, including hammerheads, shall not be less than 50 feet. Also, Solid Waste Services utilizes automated trucks, that are not able to pull alongside lots at the end of the hammerheads.	We meet minimum 50' requirement and hammerhead requirements.	Addressed		

9	Plat	This project must use the Street Hammerhead Design Standard dated August 26, 2019, click on the following hyperlink: <a href="https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf">https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf</a>	OK.	Addressed		
10	Plat	We are recommending the installation of traffic mitigation devices (e.g. speed humps) as necessary. The length and width of block may encourage higher speeds than intended.	Speed humps, if desired by residents, shall be provided by residents	Traffic mitigation devices will be required with final plat	Traffic mitigation devices by residents.	Disagree. Comments needs to be addressed with the final plat.
11	All documets	The Professinal Civil Engineer must sign, seal and date all documents.	OK.	All enginerring documents to be signed and sealed by a licensed engineer.	OK.	
12	Plat	You are allowed one connection to FM 43 per the UTP; coordinate with ESI Department.	At said meeting 9/30/19 it was decided streets as shown connecting to FM 43 are OK. Driveways to meet TxDot requirements	Acknowledged		
13	All documents	FM 43 is classified as A3 per the UTP, A3 must have 130' of right-of-way; dedicate the additional required right-of-way.	Done.	Addressed		
14	All documents	All UTP streets within the subdivision are C3 and must have 75' of right-of-way.	Done.	Castle Black Road shall be a C3 per UTP.	OK (75' ROW)	
15	All documents	Block 24 exceeds the UDC maximum length.	Meereen Street causes block lengths to be less than 1300'	Acknowledged		
16		The proposed Dragon Street must be designed to allow the continuous flow of the stormwater through the drainage channel, a bridge may be needed; this street must be constructed and coordinated with London Town; the construction must be paid for by the Developer (similarly handle Castle Black Road), safety provisions must be incorporated to protect the pedestrians crossing the channel.	OK (will do in construction plans).	Public Improvements Plans to address the comment.	Ok	
17	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	OK (will do in construction plans).	Public Improvements Plans to address the comment.	Ok	
18	Utility Plan	Connect the proposed 8" Water Main on Natasha to the existing 8" Water Main at London Club Estates	OK (will do in construction plans).	Public Improvements Plans to address the comment.	Ok	
19		Dorne Street must have two permanent type IV barricades to protect vehicles from the drainage channel	OK (will do in construction plans).	Public Improvements Plans to address the comment.	Ok	
20	Plat	Final plans shall include locations of all traffic control devices (e.g., signs, pavement markings).	OK.	Public Improvements Plans to address the comment.	Ok	
21	Plat	Add the following note to the Plat document "Driveway access to FM43 shall conform to access management standards of Texas Department of Transportation."	Done (Note 23).	Addressed		
22	All sheets	Provide a temporary cul-de-sac at the west end of Natsha Lane.	Will provide temporary turnaround in constr plans	Public Improvements Plans to address the comment.	OK	
23	Plat	Show the Oso Parkway along the northern extents of the plat, to the south and parallel to Oso Creek. This trail should be 10' – 12' in width consistent with the mobility plan.	Done.	Addressed		
24	Plat	Show a trail along the drainage channel (within the Drainage Righ-of-way) and connect this trail to the trail along the northern extents of the plat. This trail should be 10' – 12' in width consistent with the mobility plan.	Done.	Addressed		
25	Plat	Add cul-de-sac to east end of Dorne Street	meet hammerhead requirements	Addressed		
26	Informational	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	no detention.	Addressed		

27	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	OK.	Addressed		
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#### UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required with Final Plats and shall meet City's water distribution standards.	OK.	Public Improvements Plans to address the comment.	Ok	
2	Plat	Wastewater construction is required with Final Plats and shall meet TCEQ Chapter 217 Regulations.	OK.	Public Improvements Plans to address the comment.	OK	

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Recommend the arrangement of streets afford better separation and protection of residential properties from thru traffic coming off of FM 43 into the subdivision.	The present plan of streets OK according to said meeting 9/30/19	The comments indicate that the plan and arrangement of streets were "OK" per a meeting on 9/30/19, no additional comments.		
2	Plat	Increase intersection radii to 30' at FM 43.	DONE.	Addressed		
3	Plat	Add note to plat requiring all lots at street intersections adhere to visibility triangle requirements of UDC Section 4.2.9.	Done (Note 24).	Addressed		
4	Plat	The design of the cul-de-sac along Bear Island Court needs to conform AASHTO guidelines. This design does not provide for a recommended intersection at Gianstbane Street.	Redesigned as shown	The comments indicate that the plan and arrangement of streets were "OK" per a meeting on 9/30/19, no additional comments.		
5	Plat	It is not recommended to provide access to one external roadway on the City's Master Plan for a subdivision proposing 1445 lots. This may be a public safety issue if access to FM 43 at both entrances to the development is blocked.	The present plan of streets OK according to said meeting 9/30/19	The comments indicate that the plan and arrangement of streets were "OK" per a meeting on 9/30/19, no additional comments.		
6	Plat	Address how street lighting will be handled. Provide a layout of proposed locations.	Will do in construction plans	Public Improvements Plans to address the comment. Provide a layout of proposed locations during construction plans.	Ok	

#### 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	Plat	Fire flow at 750 GPM with 20 psi residual	OK.	Public Improvements Plans to address the comment.	Ok	
2	Plat	Fire hydrants to be located every 600 feet apart and operational.	OK.	Public Improvements Plans to address the comment.	OK	

#### GAS

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

#### PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Open Space Regulations are required at final plat stage.	OK.	Comment to be addressed with final plat	OK	

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

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	Located approximately 1.8 miles W of NALF Cabaniss. It is recommended to check with the Navy on the proposed APZs for Cabaniss.	Not needed.			

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

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	General Comments: 1) Existing FM 43 (Weber Rd.) right-of-way width to be fully identified on plat (both sides). 2) Regional detention required as part of public improvements. 3) TIA required for Access onto FM 43 (Weber Rd.), 15 yr projection.	1) Done. 2) No drainage into TxDot ROW. 3) OK.	TIA is required prior to final plat.	Ok	Plat notes added per TXDOT
2		Add Notes on Plat: 1) Drainage to meet TxDOT guidelines and approval. 2) Access onto FM 43 (Weber Rd.) shall meet TxDOT guidelines and have TxDOT approval. 3) No additional private access onto FM 43 (Weber Rd.) from any lot adjacent to FM 43 (Weber Rd.).	1) No drainage into TxDot ROW. 2) Done (Note 23). 3) Driveways onto FM 43 from lots allowed & to meet TxDot requirements (from said mtg 9/30/19).	1) Note not added. 2) Addressed 3) Note not added. be addressed with final Plat	Ok	Plat notes added per TXDOT
3	Additional Comments	1) Dragon Stone Drive to be 425 ft west, from existing adjoining driveway on east side of property. 2) Proposed Intersecting streets to provide a clear sight distance triangle, as per the latest version of the AASHTO handbook, known as the Green Book.		To be addressed with Final Plat		Plat notes added per TXDOT

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

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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 conditionfor 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. No comment.