

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 8-22-19  
TRC Comments Sent Date:9-3-19  
Revisions Received Date (R1): 1-22-20  
Staff Response Date (R1): 1-28-20 TRC comments met and PC date set  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date: 2-19-20

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: 19PL1090

**WOOLDRIDGE CREEK UNIT 14 (FINAL – 5.03 ACRES)**  
Located west of Airline Road and north of Wooldridge Road.

**Zoned: RS-6**

**Owner: The Montagnais Investment Trust**  
**Engineer: Urban Engineering**

The applicant proposes to plat the property to develop a single family development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	Understood	Correct.		

2	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	labels have been added.	Correct.		
3	Plat	Wooldridge Rd is a designated 75' C3 collector right of way. Unified Development Code; Articles 8.2; 8.2.1.D; 8.2.1.E	Understood	Correct, right of way aligns with adjacent property and improved as such. GIS comment only.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update Tee turnaround with recently approved design. UDC 8.2.1.G.5	hammerhead provided is similar to others previously used on multiple subdivisions.	Not Addressed. Deviations from approved standards ( <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> ) require Waiver request and application fee. This item has to be addressed prior to setting plat to a PC agenda.		Addressed as Public Improvement plans had been approved. Application submitted prior to approval of Hammerhead Standard.
2	Plat	Lot 12 is not meeting the minimum, 6,000 sq. ft. lot area for RS-TF District. UDC Table 4.4.3.A	Lot has been revised	Addressed.		
3	Plat	Provide a 10' YR at the rear of Block 1 for Misty Meadow frontage. UDC Section	Yard requirement has been added	Addressed.		
4	Plat	Provide right of way label for Manuel Lane with half distances.	labels have been added	Addressed.		
5	Plat	Provide 5' EE along frontage of Manuel Lane.	Easement has been added	Addressed.		
6	Plat	Water Lot fee= 23 Lots x \$182/lot = <b>\$4,186.00</b>	Understood	To be addressed prior to plat recording.		
7	Plat	Waste Water Lot fee= 23 Lots x \$393/lot = <b>\$9,039.00</b>	Understood	To be addressed prior to plat recording.		
8	Plat	Waste water Pro-rata= (310 ft) x \$12.18/Lft = <b>\$3,775.80</b>	Understood	To be addressed prior to plat recording.		

9	Plat	Water Pro-rata: 310 ft x \$10.53/lft= <b>\$3,264.30</b>	Understood	To be addressed prior to plat recording.		
10	Plat	Correctly show the lot to the east in particular to the adjoining point along Wooldridge Road.	correction has been made	Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING						
Action		Yes	No	Understood	Prior to Plat Recordation	
Public Improvements Required?		Yes				
Water		Yes				
Fire Hydrants		Yes				
Wastewater		Yes (Pretaps)				
Manhole			No			
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	Wooldridge is a C3 Collector Street which is 75' wide according to the UTP; please label Wooldridge Center Line and indicate the distance (37.5') from the Property Line to the Center Line. UDC 8.2.1.B.	Dimensions have been added and previous dedications referenced.	Addressed		

2		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 Plat Recordation. UDC 8.1.3.A	Understood	Prior to Plat Recordation		
3	Informational	See Utilities Department Comments hereafter	Understood			
4	Plat	Provide an additional easement along the existing 28' UE to provide for proper clearance of waste water line and building. Provide for a 10' minimum from centerline to edge of new UE.	No. Easement is already 28' Wide and sanitary sewer line is 4.5' from the nearest edge. Standard easements are required to be 15' and can accommodate multiple utilities.	Addressed		

UTILITIES ENGINEERING (WATER,WASTEWATER & STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	N/A	Water construction is required for platting (no dead-end mains will be permitted).	Understood	Prior to Plat Recordation		
2	Plat	Wastewater construction is required for platting (each lot shall have a pre-tap).	Understood	Prior to Plat Recordation		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	<p>WATER DISTRIBUTION SYSTEM STANDARDS</p> <p>Fire Hydrant flow</p> <p>RESIDENTIAL:</p> <p>Fire flow at 750 GPM with 20 psi residual</p> <p>Fire hydrants to be located every 600 feet apart and operational.</p>	Understood	Prior to Plat Recordation		
2		<p>IFC 2015 APPENDIX D FIRE APPARATUS ACCESS ROADS</p> <p>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.</p>	Understood	To be addressed at Site Development / Building Permit stage		
3		<p>SECTION D103</p> <p>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</p> <p>Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.</p>	Understood	To be addressed at Site Development / Building Permit stage		
4		<p>SECTION D102</p> <p>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 (34 050 kg).</p>	Understood	To be addressed at Site Development / Building Permit stage		

		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 Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure.				
5	Plat		Understood	To be addressed at Site Development / Building Permit stage		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	a. Parkland Dedication Requirement and Park Development Fees	Understood	To be addressed prior to plat recording.		
	Plat	i. Dedication requirement =0.23 acre. Department will not accept land. UDC 8.3.6 Fee in Lieu of Land	Understood	To be addressed prior to plat recording.		
	Plat	ii. Cash in lieu of land fees should be calculated at 0.23 x value of an acre = total payment	Understood	To be addressed prior to plat recording.		
	Plat	iii. Park Development Fees: 23 X \$200= <b>\$4600.00</b> UDC 8.3.7 Park Development Fee	Understood	To be addressed prior to plat recording.		

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed.		

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP is requesting the first 5 feet of the right of way to be an electric easement for lots 1-23	Easement has been added	Addressed.		

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

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