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: <u>19PL1090</u>

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

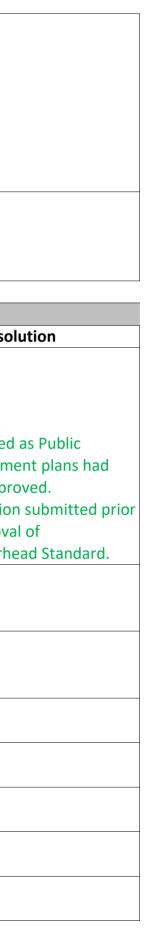
The applicant proposes to plat the property to develop a single family development.

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



		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;			
2	2 Plat	8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	labels have been added.	Correct.	
		Wooldridge Rd is a designated 75' C3			
		collector right of way. Unified		Correct, right of way aligns with	
		Development Code; Articles 8.2; 8.2.1.D;		adjacent property and improved	
3	8 Plat	8.2.1.E	Understood	as such. GIS comment only.	

No. Shee	t Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resol
			Not Addressed. Deviations from		
			approved standards		
			(https://www.cctexas.com/sites/	1	
			default/files/udc-informal-staff-		Addressed
			report-written-int-hammerhead-		Improveme
		hammerhead provided is	design.pdf) require Waiver		been appro
		,	request and application fee. This		Application
	Update Tee turnaround with recently	used on multiple	item has to be addressed prior to		to approva
1 Plat	approved design. UDC 8.2.1.G.5	subdivisions.	setting plat to a PC agenda.		Hammerhe
	Lot 12 is not meeting the minimum, 6,000				
	sq. ft. lot area for RS-TF District. UDC Table				
2 Plat	4.4.3.A	Lot has been revised	Addressed.		
	Provide a 10' YR at the rear of Block 1 for	Yard requirement has been			
3 Plat	Misty Meadow frontage. UDC Section	added	Addressed.		
	Provide right of way label for Manuel Lane				
4 Plat	with half distances.	labels have been added	Addressed.		
	Provide 5' EE along frontage of Manuel				
5 Plat	Lane.	Easement has been added	Addressed.		
	Water Lot fee= 23 Lots x \$182/lot =		To be addressed prior to plat		
6 Plat	\$4,186.00	Understood	recording.		
	Waste Water Lot fee= 23 Lots x \$393/lot =		To be addressed prior to plat		
7 Plat	\$9,039.00	Understood	recording.		
	Waste water Pro-rata= (310 ft) x		To be addressed prior to plat		
8 Plat	\$12.18/Lft = \$3,775.80	Understood	recording.		



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

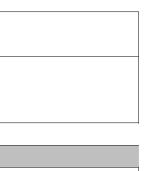
PLA	PLANNING/Environment & Strategic Initiatives (ESI)								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution			
1	Plat	No comment.			Understood				

DEVELOPMENT SERVICES ENGINEERING				
Action	Yes	No		
Public Improvements Required?	Yes		Understood	Prior to Pl
Water	Yes		Understood	
Fire Hydrants	Yes		Understood	
Wastewater	Yes (Pretaps)		Understood	
Manhole		No		
Stormwater	Yes		Understood	
Sidewalks	Yes		Understood	
Streets	Yes		Understood	

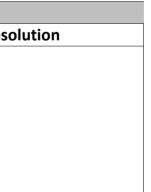
Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEV	DEVELOPMENT SERVICES ENGINEERING									
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Reso				
		Wooldridge is a C3 Collector Street which								
		is 75' wide according to the UTP; please								
		label Wooldridge Center Line and indicate	Dimensions have been							
		the distance (37.5') from the Property Line	added and previous							
1	L Plat	to the Center Line. UDC 8.2.1.B.	dedications referenced.	Addressed						



Plat Recordation



		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	
	- Informa	See Utilities Department Comments			
3	8 tional	hereafter	Understood		
	l 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.		Addressed	

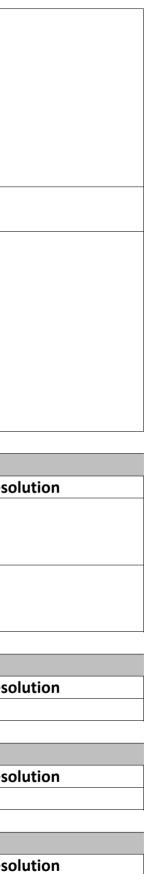
UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

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

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

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

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



	1				1
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational.	Understood	Prior to Plat Recordation	
		IFC 2015 APPENDIX D FIRE APPARATUS ACCESS ROADS IFC 2015 Sec. 503.2.1 Dimensions. Fire apparatus access roads shall have an		To be addressed at Site	
2		unobstructed width of not less than 20	Lindoveto e d	Development / Building Permit	
2		feet, exclusive of shoulders. SECTION D103	Understood	stage	
		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			
		Any obstructions to clear path of travel for		To be addressed at Cha	
		emergency vehicles will require the painting of fire lanes or installation of No		To be addressed at Site Development / Building Permit	
3		Parking Signs.	Understood	stage	
5		SECTION D102			
		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		To be addressed at Cita	
		driving surface capable of supporting the		To be addressed at Site	
4		imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Understood	Development / Building Permit stage	
4		16831 7 3,000 pourius (34 030 kg).		siage	L



	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	Understeed	To be addressed at Site Development / Building Permit	
5 Plat	vertical" with the structure.	Understood	stage	

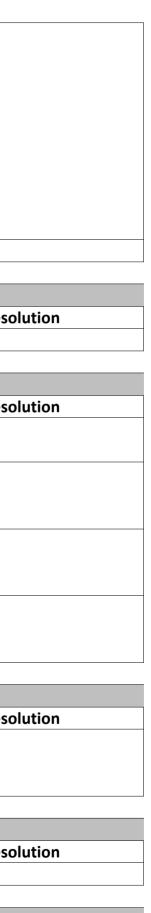
GAS	GAS							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Reso		
1	Plat	No comment.	Understood	Addressed.				

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

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT



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

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

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

TXD	TXDOT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Reso			
	L Plat	No comment.	Understood	Addressed.					

ſ	NUECES ELECTRIC							
ſ	No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Reso	
	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

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