

Staff Only:  
TRC Meeting Date: 9-03-20  
TRC Comments Sent Date: 9-09-20  
Revisions Received Date (R1): 9-10-20  
Staff Response Date (R1): 9-15-20/Per Engineering Revised 9-16-20  
Revisions Received Date (R2): 9-16-20  
Staff Response Date (R2): 9-21-20  
Planning Commission Date: 10-14-20

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: 20PL1088

**ROYAL CREEK UNIT 7 (FINAL – 12.116 ACRES)**  
Located south of Excalibur Road and north of Oso Creek.

Zoned: RS-4.5

Owner: MPM Development, LP  
Engineer: Bass & Welsh Engineering

The applicant proposes to plat the in order to to construct 33 single-family residential lots and 2-1 Parks.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok			
2	Plat	No special characters (dashes, apostrophes, periods, slashes, tildes, etc.) may be used in addresses. (*Bison Drive)	Corrected.	Not resolved.	Removed another period	Resolved: Brison Drive

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove "Public" from Park on Lot 1A, Block 15 along Oso Parkway. Add a note to the plat who will maintain the park. (See Parks comment #1).	Combined into one lot (Lot 1)	Addressed		
2	Plat	On the Engineer certificate block replace "Ratna Pottumuthu, P.E, Leed AP" with "Jalal Saleh, P.E"	Done.	Addressed		
3	Plat	On the Planning Commission Certificate block replace "Philip J. Ramirez, AIA, LEEP AP" with "Jeremy Baugh" and replace "Interim Secretary Daniel McGinn, AICP" with "Secretary Al Raymond III, AIA"	Done.	Addressed		
4	Informational	The 25’ Y.R. may be reduce to 20’ Y.R. The minimum requirement for RS-4.5 single-family district is 20’ Y.R (UDC. 4.3.3).	OK.	Informational		

5	Plat	Verify the lot width will be able to accommodate the 150' Driveway spacing as per the Oso Parkway Plan. Provide a plat note that indicates that lots may be required to share driveways to meet the 150' spacing regulation.	NOT A REQUIREMENT PURSUANT TO CONVERSATION BETWEEN MOSES, GENE AND BILL (from comments when Unit 8 plat was approved previously)	Addressed		
6	Plat	Coordinate with AEP Distribution on street light fees and provided confirmation of payment prior to recordation.	OK.	Prior to plat recordation		
7	Plat	Prior to recordation provide a tax certificate along with the submittal of the original tracing indicating that all taxes are current.	OK.	prior to plat recordation		
8	Plat	Water Distribution System acreage fee – 12.12 acre x \$719.00/acre = <b>\$8,714.28</b>		Prior to plat recordation		
9	Plat	Wastewater System acreage fee – 12.12 acre x \$1,571.00/acre = <b>\$19,040.52</b>		Prior to plat recordation		

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

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.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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	Done.	Not addressed: A cursery review is required.	Jalal said the review is on the part of the city and he anticipates the previous comment will be removed by tomorrow	Addressed
2	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	see Land Development 5 above	Addressed		
3		Revised the pavement design to meet the Infrastructure Design Manual (IDM); if te pavement design was approved at the preliminary plat stage, provide documentation. If you need a copy of the IDM, email Mr. Jalal Saleh at jalals@cctexas.com	same pavement section as Oso Parkway elsewhere in city (4"HMAC, 11"CLB, 8"LSS)	Addressed		

4		Please dedicate all necessary ROW for the future bridge across the channel.	The ROW is already dedicated to the extent of ownership in the plat	Addressed		
5		<del>The Developer must pay 100% of the approach to the bridge including the 12" Water Main that crosses the channel at the same location per the Master Plan.</del>	<del>According to Moses the cost of bridge culvert, pavement and water line are all on the city (not developer)</del>	<del>Not addressed: We are talking about the unconstructed portion of the pavement and the 12" Water main within this plat.</del>		
6		<del>Provide provisions to extend the 12" Water Main across the channel per the Water Master Plan.</del>	<del>see 5 immediately above</del>	<del>Not addressed: We are talking about the unconstructed portion of the pavement and the 12" Water main within this plat.</del>		
7		Provide a bike route with this PI Plans along Oso Parkway; the bike trail must be 12'-14' wide, if the width of the bike trail was approved with the preliminary plat, provide documentation; the design criteria for the bike trail (Off-Road Multi-use trail) is (AASHTO).2012.Guide for Development of Bicycle Facilities, 4th Edition. <a href="http://online.fliphtml5.com/dnvt/ldqv/#p=57">http://online.fliphtml5.com/dnvt/ldqv/#p=57</a>	the 8' bike path is shown in the approved preliminary plat and in the previously approved construction plans	Addressed		
8		<del>The Developer must pay cash in lieu of 100% of the construction for the approach to the future bridge including the 12" Water Main</del>	<del>see 5 above</del>	<del>Not addressed: We are talking about the unconstructed portion of the pavement and the 12" Water main within this plat.</del>		
9		<del>If any of the items above was resolved and approved through prior discussions / preliminary plat / etc., provide documentation.</del>	<del>see 5 above</del>	<del>Addressed</del>		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Ok			
2	Plat	Wastewater construction is required for platting.	Ok			

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	see Land Development 5 above			
2	Informational	Oso Pkwy has homes facing the roadway and the street being long create a safety for concern for speeding, vehicles backing up of driveway, and children safety. Review if speed humps can be provided as part of the project.	speed humps by residents in future if desired			
3	Informational	Public improvement plans need to include appropriate traffic control devices (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations.	stop signs provided			
4	Informational	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 included signage for any one-way designations and affected side streets.	will provide object markers			



5	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. 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.	street lights by AEP			
6	Informational	The “street lighting plan” must also 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 is complete.	street lights by AEP			

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	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for residential use shall be 750 GPM with 20 psi residual. Fire hydrants to be located every 600 feet apart and operational prior to construction.				
2	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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 to provide all weather driving capabilities				
3	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 (34 050 kg).				
4	Plat	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, an unobstructed vertical clearance of not less than 13 feet 6 inches				
5	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 (7925 mm), exclusive of shoulders				
6	Plat	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs				

7	Plat	Note: A drivable surface capable of handling the weight of fire apparatus is required to be in place prior to “going vertical” with the structure.				
8	Plat	Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.				
9	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.				
10	Plat	Note: Will future development either connect the two sections of Bison Street or La Salle Street to provide two points of access? Although Safety Steel Rd. has provided access, it requires maneuvering by fire apparatus and affects response times.	Access now via La Salle and Safety Steel. Future via Bison			

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	Parks & Recreations will not accept Lot 1A Dedicated for Public Park across from Excalibur road we have Cimarron Park down the street.	Combined with adjacent lot (Lot 1 now)	Addressed		
2	Plat	Community Enrichment Fund fee = (0.33 acre) x (Fair Market Value or Actual Purchase Price)	Okay	Prior to plat recordation: Community Enrichment Fund fee = (0.28 acre) x (Fair Market Value or Actual Purchase Price) <b>Per park dedication Block 6, Lots 6</b>		
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Okay	Prior to plat recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 33 units = \$6,600.00 UDC 8.3.5 Park Development Fee	Okay	Prior to plaat recordation		

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

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	No comment.				
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	AEP Texas is requesting the 5’EE/UE and 10’YR/UE of the ROW on Oso PKWY be solely a 5’EE for the first 5’ of the ROW	Done.	Addressed		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

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.