

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 9-2-20  
TRC Comments Sent Date: 9-9-20  
Revisions Received Date (R1): 9-10-20  
Staff Response Date (R1): 9-16-20 TRC comments met. PC date set.  
Revisions Received Date (R2):  
Staff Response Date (R2):  
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: 20PL1087

ROYAL CREEK ESTATES UNIT 8 (FINAL – 10.54 ACRES)  
Located east of Cimarron Road and north of Oso Parkway.

Zoned: RS-4.5

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

The applicant proposes to plat the property to develop a 36 unit single-family residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok.	Resolved		
2	Plat	No special characters (dashes, apostrophes, periods, slashes, tildes, etc.) may be used in addresses. (*King Henry Place)	Corrected.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide printed name of Lien Holder on ownership and Lien Holder certificate.	Don't know name yet.	To be addressed prior to recordation		
2	Plat	Jalal Saleh, PE is the DS Engineer	Corrected.	Addressed.		
3	Plat	Al Raymond III, AIA is the Secretary for Planning Commission and Jeremy Baugh is the Planning Commission Chairman	Corrected.	Addressed.		
4	Plat	Remove Utilities and reference from plat that were previously removed. Place on Utility plan.	Previously removed storm sewer pipes need to be shown for foundation design	Addressed, to be left as is on plat.		
5	Plat	Oso Parkway to require 10' easement. Replace the 5' EE to a 10' UE along the frontage to Oso Parkway.	Done.	Addressed.		

6	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 plat was approved previously)	Addressed.		
7	Plat	Water Distribution System Acreage fee – 36 lots x \$182.00/acre = \$6,552.00		To be addressed prior to recordation		
8	Plat	Wastewater System Lot fee – 36 Lots x \$393.00/lot = \$14,148.00		To be addressed prior to recordation		
9	Plat	Provide recording reference for the 30' Drainage Easement crossing between lots 57 and 58 and between lots 27 and 28.	There is no recording information. The previous DE was temporary and will expire with recording of this plat	Addressed. Dedicated DE as per this plat.		

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	

Prior to Plat recordation.  
Prior to Plat recordation.  
Prior to Plat recordation.  
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Prior to Plat recordation.  
Prior to Plat recordation.  
Prior to Plat recordation.  
Prior to Plat recordation.

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		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.	Addressed: A cursery review will be performed.		
2	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	See Land Development 6 above.	Addressed		
3		Provide the pavement design per the attached Infrastructure Design Manual (IDM).	The pavement design is the same as used for Oso Parkway elsewhere in the city , 4"HMAC, 11" CLB & 8" LSS	Addressed		



4	Plat	Remove "the previously removed Storm" and remove the dashed lines for the same.	Previously removed storm sewer pipes need to be shown for foundation design	Addressed		
5		If any of the items above was resolved and approved through prior discussions / preliminary plat / etc., provide documentation.	See Land Development 6 above.	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Ok	Prior to Plat recordation.		
2	Plat	Wastewater construction is required for platting.	OK	Prior to Plat recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok.	To be addressed with site development		
2		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 as requested by residents	To be addressed on Public Improvement plans		
3		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. 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 include signage for any one-way designations and affected side sheets.	Ok.	To be addressed on Public Improvement plans		
4		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. 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	To be addressed on Public Improvement plans		

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

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



1	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.		To be addressed on Public Improvement plans		
2	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		To be addressed with site development		
3	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).		To be addressed with site development		
4	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		To be addressed with site development		
5	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		To be addressed with site development		
6	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		To be addressed on Public Improvement plans		
7	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.		To be addressed with site development		
8	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.		Item has been discussed with DS Engineer		
9	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.		Item has been discussed with DS Engineer		

10		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.		Item has been discussed with DS Engineer		
11		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.		Item has been discussed with DS Engineer		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees	no park	Prior to Plat recordation.		
2	Plat	Dedication requirement =0.36 acre. Department will not accept land. UDC 8.3.6 Fee in Lieu of Land	OK	Prior to Plat recordation.		
3	Plat	Cash in lieu of land fees should be calculated at 0.36 x value of an acre = total payment. UDC 8.3.5 Land Dedication	OK	Prior to Plat recordation.		
4	Plat	Park Development Fees: 36 x \$200 = \$7,200.00 UDC 8.3.5 Park Development Fee	Ok	Prior to Plat recordation.		

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.		Addressed		

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

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

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

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



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

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