

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/ District #3

Received App: 11-25-20

TRC Meeting Date: 12-10-20

TRC Comments Sent Date: 12-14-20

Revisions Received Date (R1): 12-15-20 (Time: 4:51pm)

Staff Response Date (R1): 12-31-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: February 03, 2021 PUBLIC NOTICE PLAT

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: 20PL1133

KING'S LANDING UNIT 2 (FINAL – 30.896 ACRES)

Located at FM 43 west of CR 33 and east of Digger Lane.

Zoned: RS-4.5

Owner: MPM Development, LP

Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 124 single-family lots for residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK			
2	Plat	River Run street name already exists. Please revise street name.	Done.	Resolved.		
3	Plat	Please correct duplicate lot number at Lot 16 Block 6.	Done.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation of Unit 2; King's Landing Unit 1 will need to be filed and recorded by Nueces County	Ok	Prior to plat recordation		
2	Plat	On the Planning Commission certificate block revise "Al Raymond III, AIA" and change "Carl Crull, P.E." to "Jeremy Baugh"	Done.	Addressed		
3	Plat	On the Engineering certificate block change "Carl Crull, P.E." to "Jalal Saleh, P.E."	Done.	Addressed		
4	Plat	Show and label the continuation of 5.U.E' by separate instrument along the adjacent west property line of Block 8, Lot 2	Done.	Addressed		
5	Plat	Prior to plat recordation show and label the recorded document number for the 5 U.E' by separate instrument along the adjacent properties of Blocks 3,8, 22 & 24	Ok.	Prior to plat recordation		
6	Plat	Show and label the proposed unrecorded legal description along the south end of Block 18, Lot 36.	Done.	Addressed		
7	Plat	Prior to plat recordation, show and label the recording information for Unit 1.	OK.	Prior to plat recordation		
8	Plat	Coordinate with Nueces Electric on street light fees and provided confirmation of payment prior to recordation.	Ok.	Prior to plat recordation		
9	Plat	Water Distribution lot fee – 124 lots x \$182.00/lot = \$22,568.00		Prior to plat recordation		
10	Plat	Wastewater lot fee - 124 lots x \$393.00/lot = \$48,732.00		Prior to plat recordation		

NUECES COUNTY APPRAISAL DISTRICT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	0286-0040-0015 we are showing the owner to be CORPUS CHRISTI COMMUNITY CHURCH	OK.			

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		Prior to plat recordation
Water	Yes, per Master Plan		Prior to plat recordation
Fire Hydrants	Yes		Prior to plat recordation
Wastewater	Yes, per Master Plan		Prior to plat recordation
Manhole	Yes		Prior to plat recordation
Stormwater	Yes for ditch. No detention is being provided.		Prior to plat recordation
Sidewalks	Yes		Prior to plat recordation
Streets	Yes		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	PI Plans	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	To be addressed prior to plat recordation		
2	Infor:	Submit all offsite UE's to ContractsAndAgreements@cctexas.com for review and approval.	Ok	To be addressed prior to plat recordation		
3	SWQMP	Provide a detailed SWQMP including the flows for pre-development flows, post-development flows and differential flows for the 5, 25, and 100 year storm events; provide all hydrology and hydraulic calculations necessary to design and construct the ditch between both subdivisions; 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.	Already done and approved with preliminary plat	Addressed with approval of Ditch public improvements		
4	SWQMP	Add the receiving water note to the SWQMP; use the same note indicated on the Plat.	Already done.	Addressed with approval of Ditch public improvements		
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 approved with preliminary plat	Addressed.		
6	Plat	We are recommending the installation of traffic mitigation devices (e.g. speed humps, no street alley's are allowed) as necessary. The length and width of block encourages higher speeds than intended.	Speed humps by residents in subdivision	To be addressed on Public Improvements		
7	All documents	The Professional Civil Engineer must sign, seal and date all documents.	All but plat.	Addressed.		

8	Plat	Final plans shall include locations of all traffic control devices (e.g., signs, pavement markings).	Ok.	To be addressed on Public Improvements		
9	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.	None this unit	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Ok	To be addressed prior to plat recordation		
2	Plat	Wastewater construction is required for platting.	Ok.	To be addressed prior to plat recordation		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (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 streets.	Ok			
2	Infor:	Public improvement plans shall include all proposed signs with TMUTCD Sign Nomenclature and sign sizes.	Ok			
3	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Ok			
4	Infor:	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	OK			
5	Infor:	All post-mounted signs and object marker supports shall be mounted on a Triangular Slipbase breakaway foundation.	Ok			
6	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok			
7	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Ok			
8	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Ok			
9	Infor:	The Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Ok			

10	Infor:	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. All new fixture types will be LED. 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.	Ok			
11	Infor:	The "Street Lighting Plan" shall 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.	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	Infor:	Purpose: Develop 124 Single-family residential development Fire hydrant flow requirements for residential areas shall have 750 GPM with 20 PSI residual. Hydrants are to be located every 600 feet and operational prior to going vertical with the structures.				
2	Infor:	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.				
3	Infor:	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				
4	Infor:	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).				
5	Infor:	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				
6	Infor:	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				
7	Infor:	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				
8	Infor:	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.				

9	Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.).				
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. west side of lot 29, blk. 7 and lot 2, blk. 8 and 5' U.E. south side of lot 35, blk. 18	Done.	Addressed		
2	Plat	Provide 5' U.E. by separate instrument North of lot 26, blk. 18 and 5' U. E. West side of lot 29, blk. 7	Done.	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Ok			
2		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)	Ok	Prior to plat recordation		
3		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided \$77,500.00	OK	Prior to plat recordation		
4		Park Development Fee (\$200 per unit) = \$200 x 124 units = \$24,800.00 (Unplatted lots) (UDC 8.3.6)	OK	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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	2.7 miles West of Cabaniss ALF. May be subject to overflight noise, may require aeronautical study based on construction method.	Ok			

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	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.