

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District 4: MJO

TRC Meeting Date: 2-4-21

TRC Comments Sent Date: 2-11-21

Revisions Received Date (R1): 3-3-21

Staff Response Date (R1): 3-8-21

TRC comments met

Set PC date

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 3-31-21

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: 18PL1120

QUEENS LANDING (FINAL – 5.27 ACRES)

Located south of Compton Road and west of Waldron Road.

Zoned: RS-15

Owner: MVR Construction

Surveyor: Brister Surveying

The applicant proposes to plat the property to develop a 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	Liana Lane already exists. Pls revise street name.	CHANGED TO BENTLEY	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide document for 20' Pipeline (Vol 428 Pg 158)	OK	Addressed.		
2	Plat	Provide document for Pipeline easement (Doc #906703)	OK	Addressed.		
3	Plat	5' EE not labeled for Block 2	ADDED	Addressed.		

4	Plat	Provide second dimension arrow to clarify 10' UE location on Block 2.	ADDED	Addressed.		
5	Plat	Provide square footage and area for dedicated Drainage	ADDED	Addressed.		
7	Plat	Water Pro-Rata – 548.82 LF x \$10.53/LF = \$5,779.07	OK	To be addressed prior to recordation.		
8	Plat	Wastewater Pro-Rata – 548.82 LF x \$12.18/LF = \$6,684.63	OK	To be addressed prior to recordation.		
9	Plat	Water Distribution System acreage fee – 5.27 acres x \$719.00/acre = \$3,789.13	OK	To be addressed prior to recordation.		
10	Plat	Wastewater System acreage fee – 5.27 acres x \$1,571.00/acre = \$8,279.17	OK	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes, including Drainage right of way improvements to meet width	
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
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1	Plat	Public Improvements Plans are required prior to plat recordation; 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 recordation.		
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UTILITIES ENGINEERING

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

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	OK	Addressed.		
2	Plat	Add a note on the plat requiring conformance to the visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections. (Lot 1, Blk 1 & lot 1, Blk 2)	ADDED	Addressed.		
3	Plat	There is a hammerhead dead at the end of Princess Liana Lane. Hammerhead dead end is not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs are recommended at this application as it provides a better turning radius for the street. Review	ADDED CUL DE SAC	Addressed.		

4	Public Improve ments	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.	OK	To be addressed on Public Improvement plans.		
5	Public Improve ments	Public improvement plans shall include all proposed signs and sign sizes.	OK	To be addressed on Public Improvement plans.		
6	Public Improve ments	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	To be addressed on Public Improvement plans.		
7	Public Improve ments	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	To be addressed on Public Improvement plans.		
8	Public Improve ments	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	OK	To be addressed on Public Improvement plans.		

9	Public Improve ments	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	To be addressed on Public Improvement plans.		
10	Public Improve ments	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	OK	To be addressed on Public Improvement plans.		
11	Public Improve ments	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	To be addressed on Public Improvement plans.		
12	Public Improve ments	he 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	To be addressed on Public Improvement plans.		

13	Public Improvements	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	OK	To be addressed on Public Improvement plans.		
14	Public Improvements	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	OK	To be addressed on Public Improvement plans.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Fire hydrant flow for residential areas shall have 750 GPM with a 20 PSI residual. Fire hydrants are to be located every 600 feet.	OK	To be addressed on Public Improvement plans.		
2	Info:	Fire apparatus access roads shall be designed and maintained to support the imposed load of 75,000 lbs. and shall be surfaced to provide all weather driving capabilities by means of asphalt, concrete or other approved driving surface.	OK	To be addressed on Public Improvement plans.		

3	Info:	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	OK	To be addressed on Public Improvement plans.		
4	Info:	Sec. 103.D Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders	OK	To be addressed on Public Improvement plans.		
5	Info:	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	OK	To be addressed on Public Improvement plans.		
6	Info:	D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs.	OK	To be addressed on Public Improvement plans.		
7	Info:	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.	OK	To be addressed on Public Improvement plans.		
8	Info:	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 cull- de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall	OK	To be addressed on Public Improvement plans.		

9	Info:	Note: Princess Liana Ln. terminates in a hammerhead. Fire will not accept the hammerhead design.	CUL DE SAC ADDED	Addressed.		
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GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<u>Cash in lieu of land fees</u> should be calculated at Dedication requirement (.01) x value of an acre (\$62,500 max) = \$625.00 total payment. Dedication requirement = 0.1 acre.	OK	To be addressed prior to recordation.		
2	Plat	UDC 8.3.5 <u>Park Development Fee</u> Park Development Fees: 10 lots x \$200/lot = \$2,000	OK	To be addressed prior to recordation.		

SOLID WASTE SERVICES

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The hammer head design is not acceptable per Solid Waste Services.	CUL DE SAC ADDED	Addressed.		

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.	OK	Addressed.		

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP distribution is requesting a 5'EE on both sides of the ROW. Plat only shows it on one side.	ADDED	Addressed.		

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

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