

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District 5: MJO

TRC Meeting Date: 12-10-20

TRC Comments Sent Date: 12-14-20

Revisions Received Date (R1): 1-25-21

Staff Response Date (R1): 2-24-21

Revisions Received Date (R2): 3-1-21

Staff Response Date (R2): 3-23-21

Revisions Received Date (R3): 3-24-21

Staff Response Date (R3): 3-29-21

TRC Comments met

PC date set

Planning Commission Date: 4-14-21

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: 20PL1131

**MOORLAND VIEW (PRELIMINARY – 24.49 ACRES)**

Located east of Fred's Folley and north of Yorktown Boulevard.

**Zoned:** RS-4.5

**Owner:** JAR Development, LLC

**Surveyor:** Brister Surveying

The applicant proposes to plat the property to develop a 112-Unit Single-family subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Okay	Resolved		
2	Plat	Pls include block numbers for platted area.	Provided	Resolved		
3	Plat	Correct spelling of *Loyd Neal Drive on plat.	Corrected	Resolved		
4	Plat	Include perimeter metes and bounds description for platted area.	Provided	Resolved		
5	Plat	Label Yorktown Boulevard on plat.	Provided	Resolved		
6	Plat	Pls include a phase schedule in notes.	Provided	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat note 1, include "street dedication".	Added	Addressed.		
2	Plat	Provide square footage/acreage for Linear Park, separate from Drainage right of way. Provide a lot and block number.	Information provided	Addressed.		
3	Plat	Verify and provide drainage boundary as per metes and bounds of Vol. and Page recorded document for Drainage right of way (Easement)- Master Ditch 31.	Information provided	Addressed.		
4	Plat	Label YR on Lot 18 on both pages.	Provided	Addressed.		
5	Plat	Provide street label for Yorktown Boulevard. Increase line scale for centerline.	Label added and scale adjusted	Addressed.		
6	Plat	Provide Block numbers	Provided	Addressed.		
7	Plat	For the drainage pipe crossings into the Master Ditch 31, change the UE's to DE's	These are DE's as the area is a 100-ft DE	Addressed.		
8	Plat	For Ranch View Drive entrance, match the 60' width.	Adjusted	Addressed.		

9	Plat	Continue a 5'UE from Lot 6 on Fold Lane along the rear of lots on the south boundary of the plat.	There is a 10'UE on the opposite side and a total of 15'UE in the front lots.	Addressed.		
10	Plat	Street jogs with centerline offsets of less than 125 feet are prohibited. See Traffic Engineering comments 11 thru 15 pertaining to entrance, throat length, and offset distance.	Stop control will be provided on Fold Lane and Norman Lane at Ranch View Drive. Refer to said comments for additional information	Not addressed. Dimension shown is for 90 linear feet.	In order to meet the requirement the entrance has been adjusted.	Not addressed as per Traffic Engineering comments. Addressed.

#### NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2476-0025-0102 (AZALLI JACQUELINE & REYHAN AZALLI & ATA AZALI), 2476-0025-0100 & 2476-0025-0101 (JAR DEVELOPMENT LLC)	All properties are owned by JAR based on the deed documents provided, Clarification at appraisal district will be requested	Addressed.		

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes, <b>PRIOR TO FINAL PLAT RECORDATION.</b>		Okay
Water	Yes		Okay
Fire Hydrants	Yes		Okay
Wastewater	Yes		Okay
Manhole	Yes		Okay
Stormwater	Yes, limit the Public system to out flows segments only and provide easements for the same; use the DRAFT MASTER STUDY.		Approved portion of plan will be followed.
Sidewalks	Yes, along Yorktown Boulevard as well.		Okay
Streets	Yes		Okay

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	Info:	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	Okay	To be addressed with Public Improvement Plans		
2	SWQMP	Provide the DRAFT MASTER STUDY information with your submittal; include the maintenance and access easements to the existing channel.	Draft Study provided, multiple 30'DE have been provided which allow access	Addressed.		

3	SWQMP	Provide the hydrology exhibits and calculations and provide the flows for the pre and post development and the differential for 5, 25, and 100 year storm events; briefly describe your mitigations due to increase in flows including providing / not providing detention discussions.	Information provided	Addressed.		
4	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Added	Addressed.		
5	Plat	Add the following note to the preliminary plat "The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.".	Added	Addressed.		
6	Utility Plan	Indicate the size and type of each Utility.	Okay	Addressed.		
7	Utility Plan	Show and label the proposed utilities.	Okay	Addressed.		
8	Plat	Show and label on the Final Plat or Submit all necessary offsite EASEMENTS for processing and recordation to ContractsAndAgreements@cctexas.com.	Okay	Addressed.		
9	Plat	Add the following note "Street lights location map to be provided with each Final Plat.".	Added	Addressed.		
10	Info:	See Below and follow FIRE Department comments	Okay	Addressed.		
11	Info:	See below Utilities Department Comments.	Okay	Addressed.		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat.	Okay	To be addressed with Public Improvement Plans		
2	Plat	Wastewater construction will be required at Final Plat. There is an existing wastewater main that runs through the process, and a minimum of a 15' Utility easement will be required for that line. Pro-rata fees may apply on Final Plat.	Okay	To be addressed with Public Improvement Plans		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	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.	Okay	To be addressed with Public Improvement Plans		
2	Info:	Public improvement plans shall include all proposed signs with TMUTCD Sign Nomenclature and sign sizes.	Okay	To be addressed with Public Improvement Plans		
3	Info:	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.	Okay	To be addressed with Public Improvement Plans		

4	Info:	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.	Okay	To be addressed with Public Improvement Plans		
5	Info:	All post-mounted signs and object marker supports shall be mounted on a Triangular Slipbase breakaway foundation.	Okay	To be addressed with Public Improvement Plans		
6	Info:	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.	Okay	To be addressed with Public Improvement Plans		
7	Info:	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.	Okay	To be addressed with Public Improvement Plans		
8	Info:	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.	Okay	To be addressed with Public Improvement Plans		
9	Info:	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.	Okay	To be addressed with Public Improvement Plans		
10	Info:	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.	Okay	To be addressed with Public Improvement Plans		
11	Plat	The arrangement of streets, specifically the intersections created by Norman Drive, Fold Lane and Ranch View Drive is not advised. This subdivision abuts Yorktown Boulevard which is a major, high-speed arterial. The arrangement of streets must reduce hazards by eliminating conflicts between the local traffic entering Yorktown Boulevard, local traffic leaving and entering driveways and thru traffic within the subdivision.	The alternate is to have residential structures facing Ranch View Drive which would inturn promote on-street parking along Ranch View Drive which is viewed to be more hazardous. A Stop controlled intersection will be provided on Fold Lane and Norman Lane at Ranch View Drive.	Not Addressed. The proposed design and responses do not adhere to sight distance requirements found in AASHTO (Chapter 3).	In order to meet the requirements the entrance has been adjusted	Not accepted. Curve needs to have adjacent 100' before and after the curve. Addressed.
12	Plat	Provide the design guidelines used to justify the throat length along Ranch View Drive. It must be demonstrated there is sufficient length along this street for vehicles entering and leaving the subdivision.	Stop control will be provided on Fold Lane and Norman Lane at Ranch View Drive	Not Addressed. STOP signs are intended to provide intersection control. However, motorists must have an unobstructed view of the intersection and must be provided enough distance to react to the STOP condition traveling at posted speeds. This is not achieved in the proposed design.	In order to meet the requirements the entrance has been adjusted	Not accepted. Curve needs to have adjacent 100' before and after the curve. Addressed.

13	Plat	Ranch View Drive is the main entrance into the subdivision. Conflicts with on-street parking and driveway access must be considered and mitigated for Lots 1 & 17 located at the intersection of Ranch View Drive and Yorktown Boulevard.	No residential structures face Ranch View Drive which reduces on-street parking along Ranch View Drive. No driveways will be on Ranch View Drive. A Stop controlled intersection will be provided on Fold Lane and Norman Lane at Ranch View Drive.	Not Addressed. STOP signs are intended to provide intersection control. However, motorists must have an unobstructed view of the intersection and must be provided enough distance to react to the STOP condition traveling at posted speeds. This is not achieved in the proposed design.	In order to meet the requirements the entrance has been adjusted	Not accepted. Curve needs to have adjacent 100' before and after the curve. Addressed.
14	Plat	The traffic operations at the intersection of Fold Lane and Ranch View Drive must be considered prior to plat approval because it may impact the arrangement of streets. If Fold Lane is not STOP-controlled, then the length of Ranch View Drive must be sufficient, meeting AASHTO standards, to accommodate vehicle entering and leaving the subdivision. If Ranch View Drive is not STOP-controlled, then the tangent length along Fold Lane (on each approach) must be sufficient for vehicles entering and leaving the subdivision.	Stop control will be provided on Fold Lane and Norman Lane at Ranch View Drive	Not Addressed. The proposed design and responses do not adhere to sight distance requirements found in AASHTO (Chapter 3). STOP signs are intended to provide intersection control. However, motorists must have an unobstructed view of the intersection and must be provided enough distance to react to the STOP condition traveling at posted speeds. This is not achieved in the proposed design.	In order to meet the requirements the entrance has been adjusted	Not accepted. Curve needs to have adjacent 100' before and after the curve. Addressed.
15	Plat	Provide the distance between the centerline of Ranch View Drive and Norman Drive. Verify it meets minimum requirements stated in the UDC.	Information provided	Addressed. Not meeting standard.	In order to meet the requirements the entrance has been adjusted	Not accepted. Curve needs to have adjacent 100' before and after the curve. Addressed.

#### FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	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 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.	Okay	To be addressed with Public Improvement Plans		
2	Site	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.	Okay	To be addressed on Site Development.		
3	Site	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	Okay	To be addressed on Site Development.		
4	Site	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).	Okay	To be addressed on Site Development.		
5	Site	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	Okay	To be addressed on Site Development.		

6	Site	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	Okay	To be addressed on Site Development.		
7	Site	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	Okay	To be addressed on Site Development.		
8	Site	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.	Okay	To be addressed on Site Development.		
9	Site	Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system).	Okay	To be addressed on Site Development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. on the east property from lots 4 thru lots 27, blk. ___ and lots 1 thru lots 7, blk. ___	Provided	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Park fees are assessed on Preliminary Plats.	Okay	Addressed.		
2	Plat	Park Open Space Regulation fees (UDC Section 8.5) will be assessed on Final Plats.	Okay	Addressed.		

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.2 miles Northwest of Waldron ALF. May require aeronautical study based on construction method.	Maximum structure height of 35-ft is allowed by zoning, construction equipment will not be above 200-ft in height.	To be addressed on Site Development.		

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

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

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

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