TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.
All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.
*****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: GG/District #5
App Received: 1-27-21
TRC Meeting Date: 2-04-21
TRC Comments Sent Date: 2-09-21 (Per Engineering)
Revisions Received Date (R1): 3-01-21
Staff Response Date (R1): 3-05-21
Revisions Received Date (R2): 3-22-21
Staff Response Date (R2): 3-26-21
Revisions Received Date (R3): 3-30-31
Staff Response Date (R3): 4-21-21
Planning Commission Date: 4-28-21 Non Public Notice

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: 20PL1011

SANDRA LANE SUBDIVISION (FINAL – 3.39 ACRES)
Located east of Airline Road and north of Sandra Lane.

Zoned: RM-1

Owner: Mirabal Development Group, LC
Surveyor: Texas Geo Tech Land Surveying/York Engineering

The applicant is proposing to plat the property in order to construct 16 single-family lots for future residential subdivision.

GIS						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	The plat closes within acceptable engineering standards.	Noted			
2	Plat	Private road requires a name.	Name of "Sandra Circle" Has been proposed for private street	Not resolved. Sandra Lane ends in a cul-de-sac, and the proposed street name could potentially be confusing for addressing entities. Pls revise with new street name.	Street name revised to Grace Circle	Resolved.
3	Plat	Plat title not consistent with intent of land usage (UDC 1.11.3) revise.	Plat name revised to "Sandra Lane Subdivision"	Resolved.		
4	Plat	Pls correct legal description for bass subdivision block 28 lot *d	Legal description is correct to the best of our knowledge. It is consistant with legal description on the deeds.	Not resolved. The second lot on east side of platted area has incorrect legal description. Pls remove or revise	Legal Description has been removed.	Resolved.
5	Additional Comment	Total platted area is incorrect. Metes and bounds show 3.39 AC. Pls revise on general note #1.	Platted Area in Note #1 corrected	Resolved.		
6	Additional Comment	Pls remove Private street note #3 (latest plat revision shows public street).	Note #3 deleted.	Resolved.		

LAND DEVELOPMENT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Revise the plat title to read: "Final Plat of Sandra Lane…"	Plat title revised with new name as stated above	Then revise the legal to read: "Being a Final Replat…"	Plat title revised as requested	3-26-21 Addressed
2	Plat	Note 7: "Holf" is misspelled correct and revise.	"holf" has been corrected to "hold"	Addressed		
3	Plat	On the owners certificate block the owners (Grantee name) is incorrect (reference deed) correct and revise.	owners certificate block has been corrected to match deed.	Addressed		
4	Plat	The Planning Commission certificate block is missing, correct and revise.	planning commission certificate block has been added.	Addressed		
5	Plat	Replace Director of Development Services cerficate block with The final plat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas. This the _____day of_____, 20____. _____ Brett Flint, P.E. Development Services Engineer	certificate block has been revised.	Addressed		
6	Plat	Lot 10 is missing the sqft. Correct and revise.	lot 10 sq. ft. has been added.	Addressed		
7	Plat	Show and label the block number on the platted area (UDC 8.2.1.J)	block number label has been added.	Addressed		
8	Plat	On the plat show and label Lot 17 as Non-buildable and Private Access Easement. (UDC 8.2.1.J)	Lot 17 has been labeled "non-buildable" and "private access easement"	Addressed		
9	Plat	Revise Note 8 to read: "Non-buildable Lot 17 as Private Access Easement." (UDC 8.2.1.J)	note 8 has been revised	Addressed		

10	Plat	On Note 10 change "The Common Area" to "Non-buildable lot" (UDC 8.2.1.J)	note 10 has been revised	Addressed		
11	Plat	Show and label street name on Lot 17 (UDC 8.2.1.J)	street name label has been added	Addressed		
12	Plat	The final plat shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damage to a.Private streets reasonably used by government vehicles b.Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction (UDC 8.2.1.J)	language has been added to plat note 7	Addressed	The developer has changed the private street to be public	3-26-21 Addressed
13	Plat	Prior to plat recordation, submit a legal instrument, for a Home Owners Association, for approval by the City Attorney . (UDC 8.1.8)	HOA instrument will be submitted prior to recordation	Prior to recordation	The developer has changed the private street to be public	3-26-21 Addressed
14	Plat	Revise the street frontage: Delineate the entire right-of-way width and half-distance to the centerline.	dimension of entire ROW width and width to centerline have been added	Change the 10'Y.R to 20'Y.R along Sandra Lane (UDC 4.4.3.B). Delineated ROW is Addressed	YR along Sandra Lane has been revised to 20'	3-26-21 Addressed
15	Plat	Water Distribution lot fee – 16 lots x $182.00/lot = **$2,912.00**	Noted	Prior to recordation		
16	Plat	Wastewater lot fee - 16 lots x $393.00/lot = **$6,288.00**	Noted	Prior to recordation		
17	Plat	Water Pro-Rata - 265.22 LF x $10.53/LF = **$2,792.77**	Noted	Prior to recordation		
18	Plat	Wastewater Pro-Rata 265.22 LF x $12.18/LF = **$3,230.38**	Noted	Prior to 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,** clearly labeled private utilities	
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.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING								
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed public improvemements along with a title sheet to Publicimprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation UDC8.1.3.A	Understood.	Addressed				
2	Plat	Show and lable the easements and yard requirements and set backs on adjacent properties.	Adjacent easements have been labeled. Adjacent lots are undeveloped and have no yard requirement shown on the current plat. Adjacent lots are the same zoning as subject lot so have same yard requirements.	Addressed				
3	Plat	Place wastewater within line in a 15-foot wide public utility easement within Lot 17, or add this utility to Engineer comment #7 below as a private utility maintained by HOA.	Wastewater has been relocated to be outside of the limits of the concrete street but within Lot 17 which is described as a public utility easement. A 15' UE has been provided where the sewer line is not within Lot 17.	Addressed				
4	Plat	Minimum allowable radius for cul-de-sac, with tied sidewalk to be 56'	Cul-De-Sac ROW radius has been revised to 56'	Addressed				
5	Plat	Increase UE at front of lots to 15 feet and place public waterline in the UE. Provide 15 foot UE for waterloop crossing.	UE adjacent to private street has been revised from 10' UE to 5'EE and 5'UE. Water and Sewer utilities have been relocated such that a 15' UE is not necessary as requested by this comment	~~Acceptable, Addressed~~		3-26-21 The change from a private to a public street may change the need for easements. Please provide an updated utility plan showing how sanitary sewer, water, gas, and storm water will be routed with a public street. An easement on the north end of the cul-de-sac may be required to accommodate gas and to allow the water line to be	Utility Plan updated.	Generally Addressed, Water system looping to be addressed with Public Improvement Plans. 4-20-21
6	Plat	Show the 15-foot UE at the back of the cul-de-sac within Lots 8 and 9.	15' UE has been removed and relocated to accommodate revised sewer line location	Addressed				

7	Plat	Add this note to the plat: "This subdivision contains private improvements, including but not limited to, streets, utilities and easements that have not been dedicated to the public or accepted by the City of Corpus Christi or any other local government agency as public rights-of-way. The City of Corpus Christi has no obligation, nor does any other local government agency have any obligation, to maintain, repair, install or Construct private improvements within the subdivision. The obligation shall be the sole responsibility of the	Note not added. See note 10 already on plat. Water, sewer, and storm will be public utilities.	Not addressed, replace note 10 with the requested language. This is the approved legal form by the City of Corpus Christi	Note Not added. Please note developer has decided to make street public. All notes pertaining to private streets have been removed from the plat. Street has been labeled as R.O.W.	3-26-21 See note on comment 5	Utility Plan updated.	Addressed 4-20-21

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction required for platting. A minimum of 1500 gpm at 20 psi residual is required for this project. No dead-end mains will be permitted, and the wastewater line must be installed in a minimum of a 15' utility easement.	Understood	addressed		
2	Plat	Wastewater construction is required for platting. Each lot must be provided with a wastewater service.	Understood	addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Noted			
2	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.	Noted			
3	Infor:	Public improvement plans shall include all proposed signs and sign sizes.	Noted			
4	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.	Noted			
5	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.	Noted			
6	Infor:	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Noted			
7	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.	Noted			
8	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.	Noted			
9	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.	Noted			
10	Infor:	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.	Noted			
11	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.	Noted			

12	Infor:	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.	Noted			
13	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.	Noted			
14	Plat	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Noted			

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Commercial Development requires a hydrant flow of 1,500 GPM with 20 PSI residual. Fire hydrants located every 300 feet. **Note:** a water utility survey will need to be conducted to determine if a 6" PVC line can provide the water demand for this area.	understand this comment to be informational. This development will be residential two-family and not commercial. Developer was previously told in call with utility department that the existing 6-inch water would be sufficient for a two-family development and would only need to be upgraded if a multi-family development was proposed.	3-23-21 Addressed: the revised plans indicate that the street width is 46 feet and turn around provisions are provided my means of a 112-foot diameter cul-de-sac. Both are acceptable to the Fire Department. Too, the plans indicate that 1-2 family dwellings are proposed. Therefore, water flow capabilities are adjusted as follows: Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.		
2	Infor:	Fire hydrants are to be located 100 feet to FDC (if required). 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.	noted			
3	Infor:	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	noted			
4	Infor:	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders	noted			
5	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. Cul-de-sac minimum diameter is 96 ft.	understand this comment to be informational. Comment conflicts with UDC 8.2.1.B which allows on-street parking on both sides of street for 28' B-B street designated as "L1-A" street section type.	Addressed: See comment #1		
6	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.	noted			

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Developer wants gas utility installation at this development. Please confirm if gas department will provide service and if any additional easements are requested for gas services	Provide a 5'U.E along the north property line for Lots 8 & 9, Block 28	5' UE has been added	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.	understood			

2	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 8.3.5 & 8.3.6)	understood	Prior to plat recordation		
3	Plat	Community Enrichment Fund fee = (3.39 acres) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR $62,500/acre if fair market value/purchase information is not provided $10,000.00	understood	Prior to plat recordation		
4	Plat	Park Development Fee ($200 per unit) = $200 x 16 units = $3,200.00 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	understood	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.	noted			

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.21 miles West of TRUAX airfield NAS Corpus Christi. May be subject to overflight noise. May require aeronautical study based on construction method.	noted			

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP distribution is requesting the 10'UE off the road to be 5'EE and 5'UE. Preferably the first 5' off the road to be an EE.	Easement has been revised to be 5' EE and 5' UE as requested.	Addressed		

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	noted			

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.