

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: 3-12-21 Process for 4-21-21 Deadline
 TRC Meeting Date: 4-29-21
 TRC Comments Sent Date: 5-03-21
 Revisions Received Date (R1): 5-04-21
 Staff Response Date (R1): 5-14-21
 Revisions Received Date (R2): N/A
 Staff Response Date (R2): N/A
 Planning Commission Date: 6-09-21 Public Notice Plat

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: **21PL044**

AZALI ESTATES UNIT 2 (FINAL – 24.240 ACRES)

Located north of Yorktown Boulevard and west of Cayo Del Oso.

Zoned: RS-4.5, RM-1, RM-2, CG-2

Owner: Dorsal Development, LLC
Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 85 lots for future subdivision development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Ok.			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Label the continuation of the 20'Y.R of Block 3, Lot 34 along Azali Drive.	Done.	Addressed		
2	Plat	Identify the dash lines along the north end of Block 3, Lot 33 and rear of Block 3, Lots 27-33.	Done.	Addressed		
3	Plat	Show and label the recorded legal description for Block 5, Lot 29 and existing utility easements and yard requirements.	Done.	Addressed		
4	Plat	Prior to plat recordation show and label the recorded utility easements by separate instrument for Blocks 3 and 5.	OK.	Prior to plat recordation		
5	Plat	Prior to plat recordation coordinate with AEP on street light fees and provided confirmation of payment.	OK.	Prior to plat recordation		

6	Plat	To be consistent with the Unit 2 final plat submit a revised preliminary plat for Planning Commission Approval.	This plat did not vary the preliminary plat. Sheet 2 is a replat of a platted lot having nothing to do with original preliminary plat. Sheet 3 is a portion of the preliminary plat unchanged.	Prior to plat recordation please provide a revised sheet of the Preliminary plat showing the updated lot lines.		
7	Plat	Wastewater Distribution Acreage fee - 24.24 acre x \$1,571.00/acre = \$38,081.04		Prior to plat recordation		
8	Plat	Water Distribution Acreage fee – 24.24 acres x \$719.00/acre = \$17,428.56		Prior to plat 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	
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:		
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Ok	5-14-21 Addressed		
2	Plat	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 prior to Final Plat Recordation, UDC 8.1.3.A	Ok	5-14-21 Addressed		
3	Utility	Show proposed lots on the east of Karo Drive	Done.	5-14-21 Addressed		
4	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations.	public improvements for 36 lots for single family lots.	5-14-21 Approved with Preliminary Plat, addressed		

5	SWQMP	Provide a drainage plan showing pre-development and post development draining direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	See attached SWQMP of Sheet 2, a replat of a platted lot showing existing new pipes. The single family residential lots produce 1.7 cfs per ac whereas 2.6 cfs per acre was used when originally platted, thus a reduction in flows	5-14-21 Approved with Preliminary Plat, Addressed		
6	SWQMP	Show pre-development and post development flow directions, including any off site flows. (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	The original SWQMP approved with the preliminary plat applies to Sheet 3, unchanged from the preliminary plat	5-14-21 Approved with Preliminary Plat, Addressed		
7	SWQMP	Provide anticipated flows in each outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	For Sheet 2 the flows are less than originally provided with SWQMP approved with preliminary plat.	5-14-21 Approved with Preliminary Plat, Addressed		
8	SWQMP	Provide hydraulic calculations for Pre development conditions and Post development conditions	For Sheet 3 the pre and post flows are per original SWQMP	5-14-21 Approved with Preliminary Plat, Details with Public Improvements. Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	ok	5-14-21 Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards). Plans must include for the exiting wastewater main that extends through the subdivision.	ok	5-14-21 Addressed		

SOLID WASTE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Azali Estates Unit 2 has dead ends that may tie into other subdivisions at some point in the future, but Solid Waste needs temporary turn arounds provided until such a time.	Done - added temporary turn-around at the end of Leylah Drive	Addressed 5-5-21		

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 (UDC 7.1.7)	Ok			

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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
4	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	ok.			
5	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
6	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
7	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 continous lighting standards.	ok.			
8	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.	Ok			

9	Infor:	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			
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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: Plat the property to construct 85 lots for future subdivision. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Ok			
2	Infor:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Ok			
3	Infor:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Ok			
4	Infor:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Ok			
5	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.	Ok			
6	Infor:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Ok			
7	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, exclusive of shoulders.	Ok			
8	Infor:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Ok			

9	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Ok			
10	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof Table D103.4 Cul-de-sac diameter is required to be 96-foot diameter.	Ok			

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

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	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)	Ok			
3	Plat	Community Enrichment Fund fee = (0.85 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 \$53,125.00	Ok			
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 85 units = \$17,000.00 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	Ok			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat 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	Infor:	Approx. 2.2 miles from Waldron Field.				

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	AEP is requesting the 10'UE be converted to a 5'EE and 5'UE on Karo Dr	Done.	Addressed 5-5-21		
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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.