

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: MJO/Dist 4
TRC Meeting Date: 9-19-19
TRC Comments Sent Date: 9-23-19
Revisions Received Date (R1): 12-23-20
Staff Response Date (R1): 1-11-21
Revisions Received Date (R2): 6-22-21
Staff Response Date (R2): 7-15-21
Planning Commission Date: 8-18-21

TRC comments met PC date set

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: 19PL1103

HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL – 19.64 ACRES)
Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.

Zoned: RS-6

Owner: Mostaghasi Investment Trust
Engineer: Juan Perales Civil Engineer & Planning Services

The applicant proposes to plat the property to develop a 88 Unit Single-family residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The plat closes within acceptable engineering standards. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6)	Informational comment	Addressed.		
2	Plat 2	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	right of way and centerline dimensions added to the plans	Addressed.		
3	Plat 2	Saint Francis is not spelled with an "e" but with an "i" in this context and is a duplicate street name and not allowed. Unified Development Code; Article 8.2.	proposed street name changed to Saint Fabian	Addressed.		
4	Plat 2	The adjacent properties shall extend a minimum of 200' from the plat boundaries. Per Land Development Procedures.	adjacent property map extended	Addressed.		
5	Plat 2	Two access points are required. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Plat and street layout amended to add second connection at southeast property corner which extends to Saint Francis Street	Addressed.		

6	Plat 2	All blocks are to be labeled on the plat area, preferably using a circled number. Unified Development Code; Article 8.2.	Block numbers added to plat	Addressed.		
7	Plat 2	Duplicate lot numbers are not allowed on the same block. Unified Development Code; Article 8.2.	Lot numbers corrected to remove duplicates	Addressed.		
8	Plat 2	Label the complete and correct legal description of the adjacent properties. The adjacent lots and blocks of Flour Bluff and Encinal Farm Garden Tracts shall be shown. Per Land Development Procedures. Unified Development Code; Article 8.2.	Adjacent property descriptions corrected.	Not Addressed. The legal description across Caribbean is incorrect. Also, the plat incorrectly labels Caribbean as a Road when it is a Drive.	The cited legal description has been corrected on the plat. The label for Caribbean Drive has been corrected.	Addressed.

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Verify correct Lien Holder. Deed list First Community Bank.	Lien holder information corrected	Addressed.		
2	Plat 1	Correct the DS Engineer certificate to Ratna Pottumuthu, P.E. as Development Services Engineer.	Development Services Engineer certificate corrected	Addressed.		
3	Plat 1	Correct the Planning Commission certificate with Carl Crull, P.E. as Chairman.	Planning Commission certificate corrected	Addressed.		
4	Plat 1	Provide consistent text font and size for signature certificates.	Text fonts corrected.	Addressed.		
5	Plat 1	Update plat note #1 to include "with street dedication."	Plat Note #1 corrected.	Addressed.		
6	Plat 2	Provide 10' YR/UE labels for Block ?, Lots 1 & 16 and for Block ?, Lots 1 & 26.	10' YR/UE labels added and Block numbers corrected	Addressed.		
7	Plat 2	Block ?, Lots 10 & 17 to have 25' YR for both corners.	Block numbers corrected and YR changed to 25 ft	Addressed.		
8	Plat 2	Label the easement at end of Saint Veronica Circle cul de sac.	easement labelled as requested	Addressed.		
9	Plat 2	Provide a 5' EE for Lot 1 at Saint Luke Street.	5' EE added	Addressed.		
10	Plat 2	59' radius required for cul de sacs, 56' for tied sidewalks.	cul de sac radius increased to 60 feet	Addressed.		
11	Plat 2	Verify that there is at least one distance labeled for the rear lot distances.	rear lot dimensions corrected	Addressed.		
12	Plat 2	Lot 10 and 22 do not have distances labeled for the rear.	rear lot dimensions corrected	Addressed.		
13	Plat 2	Two Access points are required for Subdivisions over 80 Units.	Plat and street layout changed to add new street connection at southeast property corner to connect to Saint Francis Street	Addressed.		
14	Plat 2	Provide a light hatch and square footage for street dedication along Caribbean Drive.	Street dedication information and shading added to plat	Addressed.		
15	Plat 2	In order for Gas lines to be at rear, a 10' total UE should be provided at rear of lots.	total UE is now 15 feet	Addressed.		

16		Water Distribution System Lot fee – 88 lots x \$182.00/lot =\$16,016.00		To be addressed prior to recordation.		
17	Plat 2	Waste Water Distribution System Lot fee – 88 lots x \$393.00/lot =\$34,584.00		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.		Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes, all nearby and existing wastewater manholes are shallow	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

Will be addressed prior to plat recordation.
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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 2	Provide additional access to Caribbean Drive since you are proposing 88 lots; this item is required prior to final plat approval.	Plat and street layout has been revised to include an additional access point at the southeast property corner, connecting to Saint Francis Street	Addressed		
2	Plat 2	Improve Caribbean Drive from the SW corner of this site up to Waldron Road.	Plat and street layout has been revised to include an additional access point at the southeast property corner, connecting to Saint Francis Street. Extension to Waldron Road requires City participation as well as abandoning of City Park property. No City funding	Not Addressed: We will waive the construction from the SW corner of this site up to Waldron Road if the Developer is willing to provide lanes with curb and gutter and storm system and sidewalks from Saint Luke Street to Francis Street including the connection to the existing pavement on Francis Street.	The existing ROW width available for street construction between the U.S. Govt land and the adjoining existing residential subdivision is 30 feet. The plat and associated construction plans will provide for a mono cross slope 24 ft back of curb to back of curb street section with a 5 ft tied sidewalk on one side of the street. The street section is shown on the attached paving, grading, and drainage plan. Assistance from the City of C C will be required to address encroachments from the residential subdivision into the dedicated right of way.	To be addressed on Public Improvement plans.

3	Plat 2	Please provide a colored storm sewer system, I couldn't tell how the enclosed stormwater system functions.	A paving, grading, & drainage plan has been attached to this response, with storm sewer system drawn in color.	Not Addressed: Please explain in brief on the SWQMP how will the additional flows for the 100 year storm will be handled, justify why detention wasn't used, see comment number 7 below. No storm sewer system in color was submitted. FYI: No HDPE is allowed under pavement.	The storm water management plan has been revised to include a storm water detention pond on what is now Lot 9, Block 2. The detention pond will be owned and maintained by an H.O.A. Supporting calculations are included in the revised SWQMP. Revised plans will not include HDPE pipe beneath any street pavement sections. Please refer to the attached paving, grading, and drainage plan. The submitted PDF files will include storm water lines in color.	Addressed
4	Plat 2	Provide a grading Plan that shows all grades 25' beyond the plat limit and use arrows to show the stormwater flow directions; please show how the stormwater gets to its ultimate destination; provide the necessary documentation that shows this project won't adversely impact the abutting properties.	A paving, grading, & drainage plan has been attached to this response, with storm sewer system drawn in color, and additional elevations added where access is possible.	Not Addressed: No contours are shown on the grading plans; all I need is an assurance that the new lots which are backed to existing lots are to be graded to the newly proposed streets.	Additional proposed flow direction information and notation has been added to the attached paving, grading, and drainage plan.	Addressed
5	Plat 2	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet for review and approval; this item is required at the Final Plat stage. UDC 8.1.3.A	informational comment.	Will be addressed prior to plat recordation.		
6	Plat 2	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added to the plat.	Addressed		
7	Plat 2	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	informational comment. No detention areas are proposed.	See item 3 above		
8	Plat 2	See Utility Department comment.	informational comment	Addressed		

UTILITIES ENGINEERING (WATER,WASTEWATER & STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	informational comment	Will be addressed prior to plat recordation.		
2	Plat	Wastewater construction is required for platting. Construction must comply with the Laguna Madre Master plan for this area.	informational comment	Not Addressed: Verify if you have enough depth on the existing MH; the depth for the exiting wastewater MH is 5.7', all you have is 1.7' which is not enough to make this project work.	The attached utility plan indicates the approximate fill amounts at each wastewater manhole that will be required to maintain 4 foot minimum wastewater manhole depths. Construction plans for the subdivision will provide for these fill amounts, and therefore adequate manhole depth.	Addressed.

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Subdivison should be designed to afford more than one outlet to a City master planned street. Verify if the subdivison adheres to UDC requirements for external connectivity. Connection to Caribbean Drive is recommended.	Plat and street layout has been revised to include an additional access point at the southeast property corner, connecting to Saint Francis Street	Addressed		
2	Plat 2	Provide a street lighting layout for review and approval.	street lighting added to the Utility plan attached to this response	Will be addressed prior to plat recordation.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed		
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual. Fire hydrants to be located every 600 feet apart and operational.	informational comment	Will be addressed prior to plat recordation.		
2	Plat 2	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	informational comment	To be addressed with Site Development		
3	Plat 2	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 so as to provide all weather driving capabilities	informational comment	To be addressed with Site Development		
4	Plat 2	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure.	informational comment	To be addressed with Site Development		
5	Plat 2	SECTION D103 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	typical street pavement widths are 28 ft from back of curb to back of curb. Offsite connnection to Saint Francis Street is half street construction, 24 ft from back of curb to edge of pavement	To be addressed with Site Development		
6	Plat 2	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	minimum street width adjacent to fire hydrants is 28 feet measured from back of curb to back of curb	To be addressed with Site Development		
7	Plat 2	Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Plat and street layout has been revised to include an additional access point at the southeast property corner, connecting to Saint Francis Street	Addressed		

8	Plat 2	D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.	Plat and street layout has been revised to include an additional access point at the southeast property corner, connecting to Saint Francis Street. Separation of access points meets stated requirements	Addressed		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.		Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Dedication requirement =0.88 acre. Department will not accept land. UDC 8.3.6 Fee in Lieu of Land	informational comment	Will be addressed prior to plat recordation.		
2	Plat 2	Cash in lieu of land fees should be calculated at 0.88 x value of an acre = total payment. UDC 8.3.5 Land Dedication	informational comment	Will be addressed prior to plat recordation.		
3	Plat 2	Park Development Fees: 88 x \$200 = \$17,600.00 UDC 8.3.5 Park Development Fee	informational comment	Will be addressed prior to plat recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	This final plat is not located along an existing or foreseeably planned CCRTA service route.	informational comment	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The US Navy is redrawing the APZs for NALF Waldron. With the proposed new drawings, the site will be located between the runways and the APZs.	informational comment	Currently the property is not within an APZ or CZ as defined by NALF Waldron JLUS		
2	Plat 2	It is recommended that the Navy be consulted with. Portions of the site will be located between the existing 60 dB and 65 dB noise contours for NALF Waldron	informational comment	To be addressed with Site Development		
3	Plat 2	Requiring noise mitigation during construction is recommended. Height limitations will apply. Any crane or structure exceeding a 1:100 slope from the nearest runway will need an aeronautical study completed.	informational comment	To be addressed with Site Development		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The US Navy is redrawing the APZs for NALF Waldron. With the proposed new drawings, the site will be located between the runways and the APZs.	informational comment	Currently the property is not within an APZ or CZ as defined by NALF Waldron JLUS		
2	Plat 2	It is recommended that the Navy be consulted with. Portions of the site will be located between the existing 60 dB and 65 dB noise contours for NALF Waldron	informational comment	To be addressed with Site Development		
3	Plat 2	Requiring noise mitigation during construction is recommended. Height limitations will apply. Any crane or structure exceeding a 1:100 slope from the nearest runway will need an aeronautical study completed.	informational comment	To be addressed with Site Development		

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.		Addressed		

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

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