

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# 1
App Received: 3-8-21 Process 4-7-21 Deadline
TRC Meeting Date: 4-15-21
TRC Comments Sent Date: 4-19-21
Revisions Received Date (R1): 5-7-21
Staff Response Date (R1): 5-27-21
Revisions Received Date (R2): 9-07-21
Staff Response Date (R2):9-13-21
Planning Commission Date: 10-13-21 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: 21PL1040

MADALYNN ESTATES (FINAL – 16.693 ACRES)

Located south of Perry Lane and west of Shelton Boulevard.

Zoned: RS-6

Owner: Lands Greenwood 2018, LLC

Surveyor/Engineer: Hayden Surveyor/J Perales Civil Engineering and Planning Services

The applicant proposes to plat the property in order to construct 74 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. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	informational comment			
2	Plat	Plat title already exists (Vol 32 Pg. 10 MRNCT)	plat title has been changed to "Madalynn Estates"	Resolved		
3	Plat	Please include doc # 2021016612 in legal description.	Doc #2021016612 added to legal description on plat	Resolved		

			Hammerhead configuration has been removed per other review comments and replaced with connecting street section. Name of connecting street is "Madalynn Drive".																
4	Plat	Show and label a street name to the proposed hammerhead on Block 3.		Resolved															
LAND DEVELOPMENT																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Plat	As this plat submittal is Unit 5, submit a preliminary plat that covers all units of the master subdivision.	Name of plat has been changed to Madalynn Estates with no connection to adjoining plats.	Addressed															
2	Plat	Enlarge all certificate blocks, its not legible (reference the font size on the notes)	Certificate block font size has been corrected.	Addressed															
3	Plat	On the owners certificate block; revise the members full legal name (reference the application submittal).	Owners certificate has been corrected.	Addressed															
4	Plat	On the Engineer certificate block change "Jalal Saleh" to "Brett Flint, P.E."	Name for Development Services Engineer has been corrected.	Addressed															
5	Plat	Revise Note 1 to include street dedication.	Note 1 has been revised to include street dedication.	Addressed															
6	Plat	Show and label the missing scale bar for SCALE: 1"-80'	Scale corrected.	Addressed															
7	Plat	Show and label the north arrow on the vicinity map.	North arrow added to vicinity map.	Addressed															
8	Plat	The SWQMP receiving water note is missing from the plat notes. Correct and revise.	Receiving water note added as Note 2 of the plat notes.	The receiving water is stated incorrecting. Identify the note as Nueces river upstream or downstream.	Downstream designation has been added to Plat Note #2.	9-08-21 Addressed													
9	Plat	Add the following standard note to the plat: "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."	Yard requirement note added as Note 8 of the plat notes.	Addressed															
10	Plat	Add a plat note referencing the Found 5/8 inch iron rods as shown on the plat.	Iron rod note added as Note 9 of the plat notes.	Addressed															
11	Plat	There appears to be natural gas line "Kinder Morgan Tejas Pipeline" along the platted area that extents to Sheldon Drive. Show and label on the plat.	Kinder Morgan Tejas pipeline location added to the plat.	Addressed															

12	Plat	Provide a letter from the gas pipeline company that confirms acceptance to future residential subdivision.	Pipeline company has been contacted and letter requested.	Submit a copy of the approved letter from the pipeline company for our records.	An electronic copy of email correspondence from Kinder Morgan indicating no objection to the subdivision development as proposed in the latest version of the plat is attached.	9-08-21 Addressed: Kinder Morgan has no objection.														
13	Plat	The labeled legal description surrounding the east side property line is incorrect. Correct and revise.	Legal descriptions to the east of the plat have been corrected.	Addressed																
14	Plat	At the east end of Block 3, Lot 17 and Block 4, Lot 1 show and label the legal description and extended street Shelton Boulevard.	Legal description and extension of Shelton Boulevard have been added to the plat.	Legal Description is incorrect, revise Vol.30, Page 86	The volume and page numbers for this legal description have been corrected.	9-08-21 Addressed														
15	Plat	Show and label the continuation of 20'U.E along the rear of Block 4, Lots 1-19.	20' utility easement has been added to the plat.	Addressed																
16	Plat	Show and label the continuation of 15'D.E/U.E along the rear of Block 1.	15' DE/UE has been added to the plat.	Addressed																
17	Plat	If applicable, show and label utility easements for Block 2 (UDC 8.2.3.A.4)	Utility easements have been added to Lots within Block 2.	Addressed																
18	Plat	Water Distribution System lot fee – 74 lots x \$182.00/lot = \$13,468.00	informational comment	Prior to plat recordation																
19	Plat	Wastewater System lot fee – 74 lots x \$393.00/lot = \$29,082.00	informational comment	Prior to plat recordation																
20	Plat	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	informational comment	Prior to plat recordation																
PLANNING/Environment & Strategic Initiatives (ESI)																				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution														
1	Plat	No comment.																		
NUECES COUNTY APPRAISAL DISTRICT																				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution														
1	Informational	Legal Description "Country Estates Unit 5" already exist per plat Volume 32, Page 10.																		
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:						
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	SWQMP is attached to plat and will be included with public improvement plans.	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	informational comment. Public improvement plans are being prepared based on final revised plat.	Addressed		
3	Plat	Location Map is difficult to read, provide a larger scale or highlight key street names.	Location map has been revised.	Addressed		
4	Plat	Provide 15-foot utility easement on lot frontage or split between front and back of the lot per UDC 8.2.3	15 UE has been added to lot fronts.	Addressed		
5	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.	Description of project and land use assumptions have been added to the SWQMP.	Addressed		
6	SWQMP	Provide a drainage plan showing pre-development and post development drainage direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Existing ground contours have been added to the SWQMP to indicate pre-development stormwater runoff patterns. Runoff patterns for post development are already included in the SWQMP.	5-27-21 Partially addressed, the contours have been added, but there are no reference elevations on the contours.	Reference elevations have been added to the ground contour lines shown on the SWQMP.	9-07-21 Addressed
7	SWQMP	Delineate the route of runoff to the ultimate outfall	The proposed offsite stormwater system to the ultimate outfall is identified in the SWQMP.	5-27-21 Not addressed. The receiving water is listed. Municipal Code 14-1002 requires "Delineation of the route of runoff to ultimate outfall."	The City of Corpus Christi Storm Water Master plan excerpt included on the SWQMP has been updated to provide a clearer delineation of the route of runoff to ultimate outfall.	9-07-21 Addressed
8	SWQMP	Provide anticipated flows in each outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	Information is included in the SWQMP.	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).	to be addressed in the public improvements			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	to be addressed in the public improvements			

TRAFFIC ENGINEERING																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Plat	There are 1 hammerhead type dead ends. Hammerhead dead end are 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 bulb-out design on subdivision adjae to this property. Hammerheads need approval from Fire and Solid Waste.	The hammerhead configuration has been removed from the plat and replaced with a connecting street section.	Addressed 5-10-21															
2	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)	information comment. Driveways to be addressed during vertical construction.																
3	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	Public improvement plans will include traffic engineering requirements.																
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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Public improvement plans will include traffic engineering requirements.																
5	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	Public improvement plans will include traffic engineering requirements.																
6	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	Public improvement plans will include traffic engineering requirements.																
7	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	Public improvement plans will include traffic engineering requirements.																

8 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 continuous lighting standards.	The street lighting plan will be included with the public improvement plans.																	
9 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.	The street lighting plan will be included with the public improvement plans.																	
10 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.	informational comment.																	
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: Development of 74 single-family subdivision. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Removal of hammerhead has increased lot count to 75. informational comment.																
2	Infor:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	fire hydrant spacing to be addressed in public improvement plans.																
3	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.	informational comment to be addressed in the public improvement plans.																
4	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.	informational comment to be addressed in the public improvement plans.																

5	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.	informational comment to be addressed in the public improvement plans.																	
6	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.	informational comment to be addressed in the public improvement plans.																	
7	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.	informational comment to be addressed in the public improvement plans.																	
8	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.	informational comment to be addressed in the public improvement plans.																	
9	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.	informational comment to be addressed in the public improvement plans.																	
10	Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	informational comment to be addressed in the public improvement plans.																	
11	Infor:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	informational comment to be addressed in the public improvement plans.																	
12	Infor:	The Fire Department will not accept a hammerhead design as a turnaround provision. Note: section C1 and C2 appear to have an unnamed street that is a hammerhead design-note comments above regarding the hammerhead design. Will Shelton Street connect with the other section off Cox Cir.? Otherwise, Shelton terminates in a dead end, note comments regarding dead end streets above.	The hammerhead configuration has been removed from the plat and replaced with a connecting street section (Madalynn Drive). On Shelton Boulevard, Lots 18 and 19, Block 4 in their entirety, are dedicated as temporary emergency	9-13-21: Fire has no additional comments.																
GAS																				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution														
1	Plat	Provide 10' U.E. at the rear of blk. 2 5' each side. Provide 7.5 U.E. from lots 1 thru 7, blk 1 and 7.5 U.E. on lot 19, blk.4 West side of lot.	requested UE's added to the plat.	Addressed																
2	Plat	10' U.E. between lots 7 & 8, blk. 1 5' each side and lots 17 & 18, blk. 2 and lots 14 & 15, blk.2 5' each side	10' UE added to the plat.	Addressed																

3 Plat	10' U.E. between lots 12 & 14, 12 & 14, 12 & 15, blk. 3 and 12 & 16, blk 3 5; each side and change 10 Y.R. to 10' Y.R/U.E.	Easements added to the plat.	Addressed																
4 Plat	The 15'U.E from Lot 13, Block 3 to extend to Lot 2, Block 5	The 15 U.E. has been extended along the westerly boundary of Lot 2, Block 5.	9-08-21 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.	informational comment																
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)	informational comment																
3	Plat	Community Enrichment Fund fee = (0.74 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 \$46,250.00	informational comment	Prior to plat recordation															
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 74 units = \$14,800.00 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	informational comment	Prior to plat recordation															
REGIONAL TRANSPORTATION AUTHORITY																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Infor:	This final replat is not located along an existing or foreseeably planned CCRTA service route.	informational comment																
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	Plat	No comment.																	
AEP-TRANSMISSION																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Plat	Requested letter was emailed to Mr. Montalvo 9-12-2020 *please circle back once streets and curb cuts have been engineered, so that we can loop in our engineers prior to approving the final plat. I want to avoid potential damage to our structure(s)	public improvement plans will be routed to AEP for review.	Addressed 5-10-21															
AEP-DISTRIBUTION																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													

1 Plat	No comment.																		
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.																			