

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#3
 App Received: 6-16-21
 TRC Meeting Date: 6-24-21
 TRC Comments Sent Date: 6-28-21
 Revisions Received Date (R1): 7-23-21
 Staff Response Date (R1): 8-06-21
 Revisions Received Date (R2): 8-09-21
 Staff Response Date (R2): 8-13-21 Gas Department responded
 Revisions Received Date (R3): 10-01-21 Received Email
 Staff Response Date (R2): 10-04-21
 Planning Commission Date: 10-13-21 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.

[Urban Engineering Responses September 27, 29, 2021](#)
[Urban Engineering Responses August 9, 2021](#)
[Urban Engineering Responses July 21, 2021](#)

Project: 21PL1088

PRELIMINARY PLAT OF LONDON TOWNE SUBDIVISION (PRELIMINARY – 138.30 ACRES)
 Located north of F.M. 43 and between C.R. 33

Zoned: RS-4.5

Owner: Braselton Development Company, Elizabeth Anne Meaney, Joseph J Meaney, Alyssa Ann Brown, Bill J Brown and Reagan T Brown
 Surveyor/Engineer: Urban Engineering

The applicant proposes to preliminary plat the property in order to construction 728 single family lots and 4 park/non-buildable lots

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on Preliminary Plats	Understood			
2	Plat	Modify label for County Road 33 to read London Pirate Road (formerly County Rd 33)	has been revised	7-26-21 Resolved		
3	Plat	Correct the ownership and document number for the 15.01 acre adjacent tract to the north	has been revised	7-26-21 Resolved		
4	Plat	Correct the ownership, document number, and boundary for the adjacent Agape Ranch property	has been revised	7-26-21 Resolved		
5	Plat	Correct the ownership and document number for the 2 acre adjacent tract	has been revised	7-26-21 Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Along the north street (Master Plan Street) frontage of Units 12 & 4 show and label 10'U.E (UDC 8.2.3.A.2)	have been added	Not Addressed: On the frontage C1 Collector Streets Units 12 & 4 show and label 10'U.E (UDC 8.2.3.A.2). Also identify the dashlines along the rear of Unit 12, Block 3, Lots 35-43 and lots 23-34	10' of easement is shown as a combination of 5'U.E. and 5'E.E. Labels have been added along Lots 23 through 43	Understood. Addressed

2	Plat	Unit 4 has shown on the preliminary plat appears to be inconsistent with the 9-16-21 Planning Commission Approved Final Plat Unit 4. Correct and revised	We are revising the preliminary such that the previous Unit 4 can be revised. We will withdraw Previous Unit 4 plat.	Understood. Addressed		
3	Plat	Correct and revise "County Road 33" street name as shown on recorded plats Units 2 & 5.	have been revised	Not addressed: Revisit Recorded plats Units 2 & 5	name has been revised to match recorded plats	Addressed
4	Plat	Show and label the block numbers for Unit 3	have been added	Not Addressed: Inside boundry of Unit 3 doesn't reflect a block number.	block no. has been added	Addressed
5	Plat	Revise Note 5 to identify all blocks, lot, units and parks maintained by the Home Owners Association.	Has been added Lot 1, Block 18	8-04-21 Addressed		

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	It appears that Lane 1 and 2 are 25' ROW for alley's. How will the alley function adjacent to CR 33? Will there be a barrier? Who will maintain the barrier?	There will be parkway between Alley and CR33 that is part of the CR33 ROW to be maintained by the City.	8-05-21 Addressed		
2	Plat	Will there be a pedestrian and/or bike trail located within the drainage easement on the northside of the property?	There is a drainage Easement along West side of property. It will not have a trail or pedestrian path	8-05-21 Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes at Final	
Water	Yes at Final	
Fire Hydrants	Yes at Final	
Wastewater	Yes at Final	
Manhole	Yes at Final	
Stormwater	Yes at Final	
Sidewalks	Yes at Final	
Streets	Yes at Final	

Understood
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Understood

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	understood			
2	Plat	Public Improvements Plans are required for Final Plat; 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	Understood			

3	Plat	Provide Utility Easements for the water line between Trent Park Lane, Greenwich Park Lane, and Alexandra park Lane	have been added	8-04-21 Not shown on the revised plat. Utility plan shows a water line running along the front of Lots 32, 36, and 45 in Unit 3, no easement is provided for this water line.	Easement has been added per the recorded plat of Unit 3	Addressed
4	Plat	Show R-o-W width on London Towne Blvd. extension in Unit 4	Dimension has been added	8-04-21 Addressed		
5	Street	74-Foot Section for London Towne Blvd. Appears to apply to an existing Road	correct	8-04-21 Addressed		
6	Street	Regents Park Land and Trent Park Lane are existing roads.	Understood	8-04-21 Addressed		
7	Street	Show cross sections for Street 5 and Fitch Price Way	OK	8-04-21 Not shown on the revised plat.	Street 5 and Fitch Price Way have been added to the appropriate existing street sections	Addressed
8	Utility	Dashed lines for utility pipes make it difficult to see connections. Can a finer dash or other line type be used?	Line types are what we are typically use and are meant to be printed on a full size sheet	8-04-21 Informational comment. Continued use of past practices will hamper and slow review process.	Understood. We are not using dashed lines for utility pipes. We use dashed lines for easements. Our utilities are shown in color and with appropriately labeled lines.	Informational
9	Utility	Clearly indicate the location of proposed connections to Existing Utilities	has been revised	8-04-21 Not Addressed, the Utility plan provided with the revised plat appears to be the originally submitted.	labels have been added to tie in locations	Addressed
10	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 pre- and post-Development.	information provided in SWQMP	8-04-21 Provide a brief narrative description of the project.	note has been added	Acceptable
11	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	Source is cited as City of Corpus Christi master drainage plan.	8-04-21 Addressed		
12	SWQMP	Provide pre-, and post- development runoff calculations.	See SWQMP	8-04-21 Addressed		
13	SWQMP	Provide estimated pre- and Post- development flows to each major outfall	See SWQMP	8-04-21 Deferred. Flows for each outfall are not provided. This may be deferred to the final.	Understood. We would like to defer this to the final plans as allowed with City's response	Addressed
14	SWQMP	Show pre- and post- development drainage patters.	See SWQMP	8-04-21 Not Addressed, the revised SWQMP has added arrows that appear to be off-site flow patterns. Add the arrows to the legend and note if these are pre- or post development. No flow patterns are show in the development. Provide pre-development and post-development flow patters within the proposed development.	added post development flow arrows and pre-dev. Contours to illustrate pre-dev. flow direction	Addressed
15	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the area east of CR 33 into Oso Creek (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Current and future run-off from area East of CR33 will discharge to city landfill borrow pit. If pit over-flows it flows into Oso Creek.	8-04-21 Show the location of the outfall to Oso creek and the route from the development on the SWQMP.	added flow arrows	Addressed
16	SWQMP	Include in the statement that the development meets the City's Drainage plan the land use listed on the Drainage Plan for the area.	OK	8-04-21 Addressed		
17	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	OK	8-04-21 Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	At Final Plat, water construction will be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood			
2	Plat	At Final Plat, wastewater construction will be required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Understood			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	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)	Understood			
2	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.	Understood			
3	Info:	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	Understood			
4	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
5	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
6	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
7	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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			

8	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.	Understood			
9	Info:	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.	Understood			
10	Info:	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	London Towne have numerous dead end streets.	OK			
2	Plat	Solid Waste does not approve of the hammerheads on Regents Park Lane, Trent Park Lane, Greenwich Park Lane, or Alexandria Park Lane.	Understood, street layout previously agreed to by Development Services and is shown per Agreement.	7-26-21 Not addressed: They haven't made any changes to address our concerns.	There were no changes, as approved final plats were already under construction and have since been recorded.	8-09-21 Solid Waste understands that an exception was made due to the current stage of the project. Please verify that the developer agrees to avoid using hammerheads in the future. 8-18-21 Addressed The developer agrees to avoid the use of hammerheads with future Units in London Towne Subdivision.

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	RS-4.5 Purpose: Preliminary plat to construct 728 single-family lots and 4 park/non-buildable lots. 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.	Understood			
2	Info:	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.	Understood			

3	Info:	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.	Understood			
4	Info:	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. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
5	Info:	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.	Understood			
6	Info:	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.	Understood			
7	Info:	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.	Understood			
8	Info:	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.	Understood			
9	Info:	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. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Understood			
10	Info:	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. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Hammerhead Dead Ends in this Preliminary plat have been agreed to with Dev Services and what is shown complies with that Agreement. Unit 3 has been recorded.			

11	Info:	The Fire Department will not accept a hammerhead design as a turnaround provision. Note: This plat is being submitted as a Preliminary plat. Therefore, Fire is requiring a re-design of Unit 3. Unit 3 has two hammerhead streets. (Greenwich Park Lane and Alexandria Park Lane) We would not object If these two streets are connected.	Unit 3 has been recorded. See above comment Response.			
12	Info:	Note: In order not to create dead-end roads, it will be required to connect River Ridge to the existing streets in Unit 1B. (and as required by the UTP "continuation of existing streets") To ensure that a dead-end street is not created on Unit 2 Chase St., ensure that the road is completed to Everly Lane.	See above comment Response.			

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. to the North of blk. 1 and blk. 6 by separate instrument.	We are giving 10' along North side of Block 16 and 10' U.E. E.E. along Front of Block 16. For Block 1 Lot 2A is a Utility Easement that can be used instead of Lot 1 Block 1	Request 10' U.E. between Unit 8 Lots 8 & 9 Block.3 5' each side Disregard comment North of blk. 1 and blk. 16 by separate instrument	Easements have been added	8-10-21 Not addressed: Change the 2.5' U.E to 5'U.E for Lots 8&9, 13&14 and 19 &20, Blk 3, Unit 8
2	Plat	Provide 10' U.E. between lots 25 & 26, 19 & 20 and 14 & 15, blk. 16 5' each side.	Have been added	Addressed		
3	Plat	Provide 10' Between lots 79 & 80, blk. 7 and lots 21 & 22 , blk. 9, 5' each side and 5' at the rear of lots 26 & 27 7 28 , blk. 9	Have been added	Addressed		
4	Plat	Provide 10' U.E. between lots 10 & 11, 15 & 16, blk. 10 and lots 19 & 20, 24 & 25, 30 & 31& 34 & 35 . blk. 12 5' each side.	Have been added	Addressed		
5	Plat	Provide 10' U.E. between lots 19 & 20, 13 & 14 and 18 & 19, blk. 3 5' each side	Have been added. Providing 19 & 20 not 18 & 19	Addressed		

Easements and note have been added per discussions with City staff and Gas department at meeting on 9-24-21; Addressed 10-04-21

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Park & Recreations is not responsible for lot 1 Block 18 ROW or any medians. HOA is building a park in that subdivision and will be responsible for its maintenance.	OK			

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

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

TXDOT

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

NUECES ELECTRIC

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

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. No comment. [Understood](#)