

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: 3-31-21 (Process for 5-5-21 Deadline)
TRC Meeting Date: 5-13-21
TRC Comments Sent Date: 5-17-21
Revisions Received Date (R1): 8-11-21
Staff Response Date (R1): 8-23-21
Revisions Received Date (R2): 9-16-21
Staff Response Date (R2): 9-28-21
Planning Commission Date: 10-27-21 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: 21PL1053

LA VILLA HERMOSA PUD PHASE 1 (FINAL – 20.710 ACRES)

Located south of Agnes Street and east of Navigation Boulevard.

Zoned: RS-6/PUD Ord#032315 1-12-21

Owner: GMG Partners, LP

Surveyor/Engineer: AM Land Surveying/Munoz Engineering

The applicant proposes to plat the property in order construct a future residential Planned Unit Development (PUD).

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat Closes to Acceptable Standards (TSPS Manual of Practice, Appendix A, Survey Tolerances)	Okay		-	
2	Plat	Provide Map Scale or Note Saying "Not to Scale" for Location Map	Added note		-	
3	Plat	Rename Hermosa Blvd, Hermosa Lane, and Hermosa Way due to already existing street name.	Names have been adjusted	NOT resolved. Streets must have unique street name as well as contain a street suffix. (i.e. road, drive, lane) https://pe.usps.com/text/pub28/28apc_002.htm	Suffixes added	9-28-21 Resolved.
4	Plat	Avenida River and Hermosa way are on same centerline path. Pls revise.			Adjusted	9-28-21 Resolved.

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Remove the Zoning designation boundaries (this is typically use on preliminary plats).	Removed	Addressed	-	
2	Plat	Prior to plat recordation show and label 10-foot Private utility easement Document number on Sheet 3 of 3.	Will be provided prior to Recording of Plat	Prior to plat recordation	-	
3	Plat	Water Distribution Acreage fee – 20.71 acres x \$719.00/acre = \$14,890.49	Will be provided prior to Recording of Plat	Prior to plat recordation	-	
4	Plat	Wastewater Distribution Acreage fee - 20.71 acre x \$1,571.00/acre = \$32,535.41	Will be provided prior to Recording of Plat	Prior to plat recordation	-	

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

ZONING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The submitted plat must be consistent with the approved ordinance # 032315 granting the planned unit development.	Plat is consistent with Ordinance# 032315	Addressed	-	

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes, Per approved PUD	
Streets	Yes	

Drawings have been submitted

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	Okay	8-20-21 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	Drawings have been submitted	8-20-21 Addressed	-	
3	Plat	Provide a typical Right-of-Way section for proposed streets.	Added	8-20-21 Addressed	-	
4	Plat	See Utility Engineering comment on Easements	Okay	8-20-21 Addressed	-	

5	Utility	Utility plan is not consistent with submitted Public Improvement Plans with regard to location and size of existing water lines and connections to existing water lines.	Water plan reflects the PI drawings and labels have been added	8-20-21 Addressed	-	
6	Utility	label existing and proposed fire hydrants. Label and show connection points to existing utilities, show proposed manholes, and label existing and proposed utilities.	Labels have been added	8-20-21 Addressed	-	
7	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)	Information added	8-20-21 Addressed	-	
8	SWQMP	Include on-site drainage plan which details the direction of flow and collection structures including the size and required capacity of drainage structures. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003). Include existing Storm water systems on the plan and show easements for this existing infrastructure.	Public Improvements are approved, information will be provided on next Unit	8-20-21 Addressed	-	
9	SWQMP	Address how run-on storm water will be handled. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Information added	8-20-21 Addressed	-	
10	SWQMP	Delineate the route of runoff to the ultimate outfall. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Route provided	8-20-21 Addressed	-	
11	SWQMP	Include a statement that the project conforms with the Current Stormwater master plan include land use assumptions shown on the Master plan and the proposed land use.	Provided	8-20-21 Addressed	-	
12	SWQMP	Show the drainage basins used for run off calculation on the SWQMP	Indicated	8-20-21 Addressed	-	
13	SWQMP	Provide back up for the selection of T_c and storm Intensity (I) and values of C used for pre-development analysis.	T_c is based on the City drainage manual and the I is based on the latest USGS report 2004-5041 "Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"	8-20-21 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). It is preferred that the entire private street become a utility easement, due to the fact that changes in construction inevitably will place public lines outside an easement and corrections will be required. All parts of the water main, including water meters, must be a minimum of 15' from any foundation (Water Distribution System Standards, Section W-86, Paragraph 1, a)	Private Street has been changed to a UE / AE. Drawings have been submitted	8-20-21 Addressed	-	

2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards) It is preferred that the entire private street become a utility easement, due to the fact that changes in construction inevitably will place public lines outside an easement and corrections will be required.	Private Street has been changed to a UE / AE. Drawings have been submitted	8-20-21 Addressed	-	
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TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Purpose: To construct residential unit development. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Okay		-	
2	Infor:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Okay, Provided within Construction Drawings		-	
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.	Okay		-	
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.	Okay, Provided within Construction Drawings		-	
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.	Okay, Provided within Construction Drawings		-	

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.	Okay, Provided within Construction Drawings		-	
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.	Okay, Provided within Construction Drawings		-	
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.	Okay, Provided within Construction Drawings		-	
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. 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.	Okay, Provided within Construction Drawings	Addressed	-	
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. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. The Fire Department will not accept a hammerhead design as a turnaround provision.	Okay, Provided within Construction Drawings	Addressed	-	
11	Infor:	Note: prior to construction taking place, an approved access road shall be in place and a supply of water that is acceptable to the fire department shall be provided and maintained.	Okay		-	
12	Infor:	Note: Hermosa Lane, Avenda Lane, Avenda Annie streets are platted as 26 ft. wide and will require "no parking" on one side of the street.	Okay, Provided within Construction Drawings	Addressed: some of the roads are a minimum of 26 feet wide, no parking shall be posted.	-	
13	Infor:	Note: Avenida Samuel Street shall have a temporary turn-around provided until connection is made with phase 2 of the project.	Okay, Provided within Construction Drawings	Addressed	-	

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

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.	Okay		-	

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay		-	

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.

Okay