

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# 4
App Received: 12-15-21 (Process for 1-05-21 Deadline)
TRC Meeting Date: 1-13-21
TRC Comments Sent Date: 1-18-22
Revisions Received Date (R1): 7-01-22
Staff Response Date (R1): 7-13-22
Applicant Response to Fire comments Date (R1): 7-21-22 No changes to the plat drawings.
Fire Dept Response Date (R1): 7-25-22
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 8-10-22 Non 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.

Urban Engineering Responses: 7-21-2022

Project: 22PL1001

Urban Engineering Responses: 7-1-2022

THE VILLAS PUD (FINAL REPLAT – 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO/PUD ORD# 031947

Owners: SuperElite LLC, Benjamin Lee and Euming Chong.
Surveyor/Engineer: Urban Engineering

The applicant proposes to replat the property to create a Planned Unit Development for a townhome development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Replace Jeremy Baugh Chairman, with Dan Dibble Chairman	Understood	Addressed		
2	Plat	Prior to recordation coordinate with AEP on public street light fees and provided confirmation of payment.	Understood	Prior to plat recordation		
3	Plat	Prior to plat recordation provide the Ordinance Number and Document Number for each closed 5’ U.E	Understood	Prior to plat recordation		
4	Plat	Show and label north arrow on location map.	North arrow has been added	Addressed		
5	Plat	Submit a legal instrument, to be reviewed as to form by the City Attorney prior to any plat recordation and shall be recorded at the same time as the plat. The Home Owner’s Association document shall provide for the proper and continuous operation, maintenance and supervision of such improvements (UDC 8.1.7). Include legal entity articles of incorporation as an appendix to the PUD document. The document shall include designation of authority pertaining to who may sign and execute documents on behalf of the H.O.A.	Understood	Prior to plat recordation		
6	Plat	Per DS Engineering, Exempt: Previously PIIC	Understood			

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the HOA document, clarify overnight accommodation use is allowed as stated in the PUD.	Understood			
2	Plat	Note: An approved Development Plan along with any conditions made at the time of the Council’s approval shall be binding upon the applicant or any successors in interest in the planned unit development. Deviations from an approved Development Plan not in accordance with the approved Development Plan shall constitute a violation of the UDC. Changes cannot be made to the PUD after Council approves it, except as limited by UDC Section 3.5.7.	Understood			
3	Plat	Note: The applicant has not provided any building plans. Therefore, staff cannot guarantee that the building plans are compliant with the restrictions of the Planned Unit Development.	Understood			
4	Plat	Note: This PUD will be subject to a time limitation in accordance with UDC Section 3.5.9. Construction must begin with 24 months with each building being permit every 24 months	Understood			

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

DEVELOPMENT SERVICES ENGINEERING				
Action		Yes	No	
Public Improvements Required?		Yes		
Water		Yes		No, per City utility engineering comments below
Fire Hydrants		Yes		No, per City utility engineering comments below
Wastewater			No - Private	Understood
Manhole			No - Private	Understood
Stormwater			No	Understood
Sidewalks		Yes, on Granada Drive and per PUD		Sidewalks will be constructed per development plan shown in approve PUD
Streets		Private - Per City Standards / PUD		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 with 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	Sidewalk Construction on Granada Drive is required (UDC 8.2.2)	Sidewalks will be constructed per development plan shown in approve PUD	Addressed		
4	Utility	Provide estimated waste water flows at connection to City System (Utilities Department)	19.69 GPM (Peak)	Addressed		

5	Utility	City has an existing 15-inch RCP storm water line that is shown as "Proposed" on the plan. Is this intended to be a private system? If so note that the	The existing 15" and 18" RCPs running from Granada to the rear of the property are shown and labeled as existing. We are showing a proposed 15" that runs NW to SE that ties into the exsiting public line.	Addressed		
6	Utility	"Utility Easement" label is double printed	Please clarify on which sheet and location	Addressed, appears to have been a local printing issue.		
7	SWQMP	provide a brief description of the project to include current and proposed land use / conditions, existing / proposed drainage features	Current land use is condo (4 Units) with the rest currently undeveloped. Proposed land use is 27 condo units. Proposed drainage ties to existing drainage outfall in exsting canal.	Addressed		
8	SWQMP	note 7 references contours - none are shown.	Contours are shown on 2nd sheet of plat, not on utility sheets. Added contours to SWQMP.	Addressed		
9	SWQMP	Cite the source of rainfall data used.	City Criteria	Addressed		
10	SWQMP	Show pre-Development, and off-site flow patterns as well as proposed. Indicate how offsite flows are managed in the final drainage plan (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	No offsite other than street drainage to existing underground RCP that outfalls in canal. Proposed flows will outfall into canal	Addressed		
11	SWQMP	Does all of DA4 drain to Granada Drive, or just the portion of village drive shown?	All of DA4 will drain to Granada Drive	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	Understood	Per DS Engineering, Actual location of structures will determine final fire protection needs. - differed to site development.		
2	Plat	No wastewater construction is required for platting	Understood			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please specify the plan to manage Solid Waste for the PUD.	A dumpster pad will be added. Location of dumpster site is being discussed with client.	Addressed.		

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). If there is a new development on this property and the driveways will be resconstructed, then they will need to follow UDC 7.1.7. For example the driveway at the intersection of McBride/Hampshire, the driveway need to be aligned with Hampshire or 125' away per UDC 7.1.7.H Opposing Driveways.	driveways will be constructed per development plan shown in approved PUD	Per DS Land Development Knowledge; Addressed		

FLOODPLAIN						
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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:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Info:	Townhome development will be reviewed as commercial property per Development Services.	Understood			
3	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood			
4	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
5	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.	Understood			
6	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood			
7	Info:	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Understood			
8	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			
9	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			
10	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.	Understood			
11	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
12	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			

13	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			
14	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			
15	Info:	Clarify the width of Village Dr. Private easement assess. To meet the above requirements.	Per approved PUD Master Site Plan			
16	Info:	established in sections D103 shall always be maintained.	Need clarification on this comment	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. This is simply emphasizing that fire lanes should not be blocked.	Understood	
17	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			
18	Plat	To meet the criteria for Single Family Townhouse use: each townhome is to be separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed.	Each Unit is its own separate lot. Short term rentals are allowed per the approved PUD.	The construction of townhomes and requirements for a 13D sprinkler system. The PUD stated that 4-day transient use is allowed. It also stated that the individual units have a “0” lot line. If the townhomes are constructed back-to-back, please note the following comments from an amendment to the International Residential Code: (6) Section R313.1 of the International Residential Code is revised to read as follows:		
				(CONT)> R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses only when three (3) or more attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed). Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed. R313.1. Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.	Understood. For clarification, the approved Amended PUD does state that daily rentals are allowed. Under item 11.	Since these units will be used as transient occupancy, I will reiterate that if three (3) or more attached dwelling units are constructed a 13D sprinkler system will be required.
19	Info:	Commercial development of the property will require further Development Services review.	Understood			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parks will not be responsible for Common Area Lot 28	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Info:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood			
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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
1	Plat	No comment.	Understood			

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	NON-TXDOT ROW	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing Understood