

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 1-23-20
TRC Comments Sent Date: 1-27-20
Revisions Received Date (R1): Updated 2-4-20
Staff Response Date (R1): 2-11-20
Revisions Received Date (R2): 2-11-20
Staff Response Date (R2): 2-12-20
Planning Commission Date: 2-19-20

Urban Engineering Responses 2-11-20
Urban Engineering Responses 2-3-20

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: 20PL1007

COTTAGES BY THE BAY (PRELIMINARY – 37.65 ACRES)
Located west of Flour Bluff Drive between Glenoak Drive and Purdue Road.

Zoned: RS-6 & CG-2
Proposed Zoning: RS-6 & RS-4.5

Owner: MVR Construction Company
Engineer: Urban Engineering

The applicant proposes to preliminary plat the property in order to construction 225 single-family residential lots for residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Understood	Complied		
2	Plat	The legal description is incorrect, correct and revise. (..portions of lots 11 through 14 section *40)	Correction has been made	Complied		
3	Plat	Show and label the adjacent utility easements. (include easement doc #2017012615)	Easement has been added	Complied		
4	Plat	Duplicate block numbers are not allowed. Revise block 6 duplicate on northeast corner of plat.	Correction has been made	Complied		
5	Plat	Include found/set monuments on plat.	monuments have been added	Complied		

6	Plat	Include phase lines on plat.	phase lines were already shown. Revision has been made to make lines darker	Complied		
7	Additional comment	There is a new discrepancy with the street Relaxed Lane. Since the north end of the centerline connects with the south end of Sky Crest Drive, this is an issue. We recommend using Sky Crest Drive instead of Relaxed Lane.	street name has been revised	Complied		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following note on the plat: Water, Wastewater lot/acreage and Park fees shall be paid at the final plat stage.	Note has been added	Addressed		
2	Plat	On the plat identify Zoning designation boundaries.	proposed zoning boundaries have been identified	Addressed		
3	Plat	Add a note identifying the current zoning and proposed rezoning.	Note has been added	Addressed		
4	Plat	Add a note to plat: Zoning district shall conform minimum lot width (FT) and and lot area (sqft) standards.	Note has been added	Addressed		
5	Plat	Add a note to the plat: Residential driveway access along Flour Bluff Drive is Prohibited	Note has been added	Addressed		
6	Plat	Change 10' Y.R to 20.Y.R for Block 2, Lot 1 along Flour Bluff Drive and Block 2, Lot 24 & Block 6, Lot 1 along Peaceful Street (UDC 4.3.3)	Revisions have been made	Addressed		
7	Plat	Remove Note 6 referencing "Public Space Regulation".	Note has been removed	Addressed		

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		Understood
Water		Yes		Understood
Wastewater according to Master Plan		Yes		Understood

At Final Plat Stage
At Final Plat Stage
At Final Plat Stage

Stormwater according to Master Plan	Yes		Understood	At Final Plat Stage
Fire Hydrants	Yes		Understood	At Final Plat Stage
Manhole	Yes		Understood	At Final Plat Stage
Sidewalks	Yes		Understood	At Final Plat Stage
Streets	Yes, including full construction of Purdue Road and the pavement connetion to Sky Crest Drive.		Understood	At Final Plat Stage

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		Submit a combined right of way and sidewalk waiver request for the reduced right of way and for the missing sidewalks.	Right-of-way and street configurations, including sidewalk have been previously agreed to by staff and shall be presented as plt waivers at time of Planning Commission hearing.	At Final Plat Stage		
2		Public Improvements Plans are required prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Understood	At Final Plat Stage		
3	Plat	Show and label the distance between the Plat and the Center line of Flour Bluff Drive; keep in mind Flour Bluff Drive is classified A1 collector with a 100' of right of way.	Distances have been added. A1 Collectors require 95' not 100'	Addressed		
4		The CL for Sky Crest Drive and Relaxed Lane must be aligned.	Layout has been revised to align the two streets	Addressed		
5		Provide ADA ramps to all applicable intersections.	Understood	At Final Plat Stage		
6	SWQMP	No adverse impact is allowed to abutting existing lots; no stormwater is allowed to cross over the abutting existing lots; provide the necessary mitigations.	Understood	At Final Plat Stage		
7		Keep the width for Pleasant Drive consistent through out; do not reduce it down to 50', keep it consistent 60'.	No, Purdue Road and Relaxed Lane allow for the 60' for the required collector	Addressed		

8		Hammer heads must be designed per our latest detail; use the following hyper link https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf	Layout does not utilize hammerhead turn-arounds. All streets have through connection. Hammerhead detail does not apply and waivers will provide necessary street configuration as previously agreed to with staff.	Addressed		
9		Each lot abutting Oso Creek must indicate if it is buildable or not at the final plat stage.	Understood	At Final Plat Stage		
10	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	Addressed		
11	Plat	Indicate the following notes on the Plat: 1. No driveways are allowed to Flour Bluff Drive 2. No driveways are allowed to Purdue Road 3. No driveways are allowed to Pleasant Drive except for these lots that are facing it 4. No driveways are allowed to Campfire Lane 5. Only one driveway is allowed per lot.	Note has been added	Addressed		
12	Informational	No UTP amendment is needed for the C1 collector on site.	Understood	Addressed		
13	Informational	Please coordinate with Ms. Sarah Munoz at the Final Plat stage about the funds available from Shoreline Oaks Subdivision Unit 1 for constructing portion of Purdue Road; Ms. Sarah Munoz can be reached at 361-826-3433.	Understood	At Final Plat Stage		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required on Final Plat.	Understood			
2	Plat	Wastewater construction will be required on Final Plat. Adherence to the Wastewater Collection System Master Plan will be required.	Understood			

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

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	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Residential use requires 750 GPM with 20 PSI residual. Hydrants located every 600 feet. Hydrants are to be operational prior to going vertical with any structure. 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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood			
2	Plat	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	Understood			
3	Plat	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 (34 050 kg).	Understood			
4	Plat	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	Understood			
5	Plat	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. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. between lots 6 & 7, blk. 2	Easement has been added	Addressed		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	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	Within 1 miles East of Waldron may be subject to occasional overflight and noise due to transiting aircraft Height issues may occur during construction depending on building height and construction method.	Understood			
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Not Addressed Per TxDot Email Friday, February 7, 2020	We have added additional dimensions and references as requested in emal from Feb. 7, 2020 from Neva. We added a note referencing the recorded abstract of judgement document.	Addressed 2-11-20		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP is requesting a 5’EE on Purdue road on lot 1 blk 1, lot 1 & 20 blk 3, lot 1 blk 4 behind the 5’ UE. Also on Pleasant drive lot 10 blk 1, lot 10 & 11 blk 3, lot 10 blk 4 behind the 5’ UE.	Easements have been added	Addressed		
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**