

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 3-5-20

TRC Comments Sent Date: 3-09-20/ 3-10-20 Update

Revisions Received Date (R1): 3-12-20

Staff Response Date (R1): 4-6-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 4-29-20

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: **20PL 1019**

COTTAGES BY THE BAY UNIT 1 (FINAL – 7.995 ACRES)

Located west of Flour Bluff Drive between Glenoak Drive and Purdue Road.

Zoned: RS-4.5

Owner: MVR Construction Company

Engineer: Urban Engineering

The applicant proposes to preliminary plat the property in order to construction 50 single-family residential lots for residential subdivision.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	Understood	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Remove Note 7 referencing Public Open Space Requirement.	Note has been removed	Addressed	
2	Plat	Remove "CBO" along the signature line for Secretary	has been removed	Addressed	
3	Plat	Prior to plat recordation remove the reference: "Preliminary, this document shall not be recorded..."	Understood	Prior to recordation	
4	Plat	Coordinate with AEP-Distribution on street light fees and provided confirmation of payment prior to recordation.	Understood	Prior to recordation	
5	Plat	Prior to plat recordation show and label the recorded document number for the 5'UE along the west property line of Block 4.	Understood	Prior to recordation	
6	Plat	Wastewater Lot Fee - 50 Lots x \$393.00/Lot = \$19,650.00	Understood	Prior to recordation	

7	Plat	Water Distribution Lot fee - 50 Lots x \$182.00/Lot = \$9,100.00	Understood	Prior to recordation		
8	Plat	Water Pro-Rata - 660.00 LF x \$10.53/LF = \$6,949.80 (Flour Bluff Drive)	We disagree with this requirement. Item 2B under Section 8.5.1.B of the UDC applies to Distribution Mains. The lines in Flour Bluff Drive are Grid Mains and therefore pro-rata fees do not apply as these are master plan installed lines.	Addressed: We are in agreement with the Engineer; item 2B under Section 8.5.1.B of the UDC applies to Distribution Mains. The lines in Flour Bluff Drive are Grid Mains and therefore pro-rata fees do not apply; Gloria / Mark you may delete this item.		
9	Plat	Wastewater Pro-Rata 660.00 LF x \$12.18/LF = \$8,038.80 (Flour Bluff Drive)	We disagree with this requirement. Item 2B under Section 8.5.1.B of the UDC applies to Distribution Mains. The lines in Flour Bluff Drive are Grid Mains and therefore pro-rata fees do not apply as these are master plan installed lines.	Addressed: We are in agreement with the Engineer; item 2B under Section 8.5.1.B of the UDC applies to Distribution Mains. The lines in Flour Bluff Drive are Grid Mains and therefore pro-rata fees do not apply; Gloria / Mark you may delete this item.		

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	Addressed
Water	Yes		Understood	Addressed
Fire Hydrants	Yes		Understood	Addressed
Wastewater	Yes		Understood	Addressed
Manhole	Yes		Understood	Addressed
Stormwater	Yes		Understood	Addressed
Sidewalks	Yes		Understood	Addressed
Streets	Yes, including full construction of Purdue Road and the pavement connection to Sky Crest Drive.		Connection to Sky Crest will not be provided until final platting is pursued that includes that street within its boundary. Purdue Road (min. 1/2 Section) will be constructed to the plat boundary.	Addressed: Refer to Engineering item number 10.

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.	Our understanding based on discussions with staff during the preliminary plat review was that geometric changes to street ROW and sidewalk would be handles through a "plat waiver" and handled at Planning Commission.			
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	Will be addressed prior to the Planning Commission approval		
3		Provide ADA ramps to all applicable intersections.	not "all" intersections require ADA ramps. ADA ramps are provided where necessary to provide accessible route	Addressed		
4	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.		Prior to Plat Recoration		
5		Keep the width for Pleasant Drive consistent through out; do not reduce it down to 50', keep it consistent 60'.		Will be addressed with the future plat / phase.		
6		Each lot abutting Oso Creek must indicate if it is buildable or not at the final plat stage.	Final plat does not touch Oso Creek	Addressed		
7	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		
8	Plat	Indicate the folowing notes on the Plat: 1. No driveways are allowd to Flour Bluff Drive 2. No driveways are allowd to Purdue Road 3. No driveways are allowd to Pleasant Drive except for these lots that are facing it	Note has been added	Addressed		
9	Plat	Delete note number 7	Note has been deleted	Addressed		
10	Informational	Please coordinate with Ms. Sarah Munoz 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	Prior to Plat Recoration		

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

1	Plat	Water construction is required for platting.	Understood	Addressed		
2	Plat	Wastewater construction is required for platting.	Understood	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	Addressed		
2	Plat	Review Unified Development Code 8.2.4 where it states that "block lengths shall not exceed 1,600 feet". Pleasant Drive is more than 1,600' and create safety concerns for vehicles speeding on these roadways. Traffic calming devices such as speed humps shall be installed along these streets.	The block length reference in the UDC 8.2.4 pertains to a block being a continuous street without intersecting another street, thereby providing dual routing for emergency services, etc. Pleasant Drive does not have a segment longer than 1600' without intersecting another street creating dual routing. Traffic calming devices may be employed, but it does not have anything to do with 8.2.4. Speed humps and similar devices are typically not installed until after a problem is identified. It is reactive and justified via existing experience.	Address: Pleasant Drive is currently designed as a collector. Per Mobility CC Urban Transportation Plan, the function of this collector type street is to "collect" neighborhood traffic and strategically direct the traffic to the arterial grid system. On-street parking and direct access to homes and businesses from collectors is discouraged. The current design of having homes facing Pleasant Drive will cause safety concerns for collector traffic spending where children are playing or vehicles are backing up from a driveway. By experience with other previous subdivisions, this will always be the problem when homes are facing a collector, and we disagree with the statement of being reactive as we encounter many resident concerns with this design. We recommend the design to be corrected to meet our UTP and safety reasons stated above. Another alternative is to add speed humps as requested by Traffic Engineering Department to reduce speed from a collector, but we encouraged to just design Pleasant Drive with homes rear facing		
3	Plat	Review T-de-sac streets to ensure they have correct emergency vehicle turning access meeting requirements on AASHTO. Provide turning path drawings for emergency vehicles.	Understood	Addressed		
4	Plat	Public improvement plans need to include appropriate traffic control devices (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 sheets.	Understood/informational	To be addressed on Public Improvements.		
5	Plat	Submit a street lighting plan for review with Traffic Engineering prior to recordation of plat.	Understood. This has been required at the design stage in the past.	To be addressed on Public Improvements.		
6	Plat	Recommend including any public improvement plans along Flour Bluff Drive to provide a left turn and right turn lanes at the proposed intersection of Flour Bluff Dr and Pleasant Drive.	Improvements to Flour Bluff Drive (existing developed city street, A1) are not required as a result of platting adjacent to it.	To be addressed on Public Improvements.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1 Plat	Residential: Fire Hydrant flow shall be 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. 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	To be addressed on Public Improvements.		
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	To be addressed on Public Improvements.		
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	To be addressed on Public Improvements.		
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	To be addressed on Public Improvements.		
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	To be addressed on Public Improvements.		
6 Plat	NOTE: Accessibility in the neighborhood is diminished to one street at the intersection of Pleasant Dr. and Sky Crest Dr. The number of dwelling units exceed 30 beyond this point. Note the following comments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Understood	Addressed		
7 Plat	Exceptions: 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Understood	Addressed		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show and label 10' U.E. Between lots 5 & 6, blk. 2. 5' each side.	Easement is already shown and labeled	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.	Understood	Addressed		
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Understood	Prior to plat recordation		
3	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 8.3.6)	Understood	Prior to plat recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 50 units = \$10,000.00 (Unplatted lots) (UDC 8.3.6)	Understood	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Property within 1 mile West of Waldron Airfield. Airspace studies may be required based upon construction method, properties will possibly be subject to overflight and noise of transiting aircraft.	Understood	Addressed		

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

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

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

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

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**