

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: 2-5-21
TRC Meeting Date: ~~2-18-21~~ Cancel: Due to inclement weather
TRC Comments Sent Date: 2-25-21
Revisions Received Date (R1): 3-08-21
Staff Response Date (R1): 3-10-21
Revisions Received Date (R2): 3-19-21
Staff Response Date (R2): 3-23-21
Planning Commission Date: 3-31-21 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.

Project: 21PL1013

LA VILLA HERMOSA PUD (PRELIMINARY – 39.129 ACRES)
Located south of Agnes Street and east of Navigation Bouelvard.

Zoned: RS-4.5/PUD Ord#032315 1/12/21

Owner: GMG Partners, LP
Surveyor/Engineer: Munoz Engineering

The applicant proposes to preliminary plat 2 unplatted lots for future phase residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Okay			
2	Plat	Pls symbolize property corners for platted area.	Added	Pls revise metes and bounds calls on page 2 North and West boundary lines. Labels shall be non-conflicting and legible.	Revised callouts	Resolved.

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Phased development: Provide phase boundaries, phase number, phasing schedule and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing).	Added	Addressed		
2	Plat	Add a note to the plat referencing the current zoning.	Added	Addressed		
3	Plat	On the plat identify existing Zoning designation boundaries.	Added	Addressed		

4	Plat	Add the legal description on all of the plat sheets.	Added	Addressed		
5	Plat	A private street shall be assigned a lot and block number from its subdivision (UDC 8.2.1.J)	This is a single lot and is in accordance as per the PUD.	Understood, Addressed		
6	Plat	Show and label 20' Y.R along Gysum Road (UDC 4.3.3)	This is a private street, therefore YR is measured from 1-foot from outside edge, YR provided in accordance	Not Addressed	Added	Addressed
7	Plat	On the plat label the private streets as 'Non-buildable' and "Private Access Easement". (UDC 8.2.1.J)	Provided	Addressed		
8	Plat	Add a note to the plat identifying "Non-buildable and Private Access Easement." (UDC 8.2.1.J)	Provided	Shown on Legend; Addressed		
9	Plat	Show and label 20' Y.R along Private Access Easments. (UDC 4.3.3)	PUD document governs and indicates requirements	Not Addressed: show and label Y.R. as described in approved PUD Ordinance.	Added	Addressed
10	Plat	It appears there is a street access at the rear east end of the property line. The Urban Transporation Plan identify as propose "C1" 60' ROW (Minor Residential Collector Street). If applicable on the plat cross-hatch, label additional street dedication, label 20'Y.R and delineate the entire right-of-way width and half-distance to the centerline.	PUD document governs and indicates requirements	Understood; Add a plat note referencing The Planned Unit Development (PUD) for La Villa Hermosa PUD is subject to conditions per approved "ordinance #..."	Refer to Note 10	Addressed
11	Plat	Per Engineering, Preliminary plats not assessed Development fees	Okay			

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes, with final plat		Okay Addressed
Water	Yes, with final plat		Okay Addressed
Fire Hydrants	Yes, with final plat		Okay Addressed
Wastewater	Yes, with final plat		Okay Addressed
Manhole	Yes, with final plat		Okay Addressed
Stormwater	Yes, with final plat		Okay Addressed
Sidewalks	Yes, with final plat		Okay Addressed
Streets	Yes, with final plat		Okay Addressed

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	Public Improvement Plans are required; 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 UDC8.1.3.A	Okay	Addressed		
2	Plat	Include "PAE" and definition in the legend	Added	Addressed		
3	Plat	Provision shall be made for an HOA per UDC Section 8.1.8	Development is not a typical development that a HOA would be required for. All property within development will be owned by a single Company.	Understood, Addressed		
4	SWQMP	Include calculations for 10 - and 25- Year storm events	Provided on sheet 4	Addressed		
5	SWQMP	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	Will be maintained	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at the final plat (UDC 1.2.1.D & 8.2.6).	Okay	Addressed		
2	Plat	Wastewater construction will be required at the final plat.	Okay	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Okay			
2	Infor:	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.	Okay			
3	Infor:	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 Corpus Christi UDC Article 8.2.1-A	Okay			

4	Infor:	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 Corpus Christi UDC Article 8.2.1-A	Okay			
5	Infor:	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 Corpus Christi UDC Article 8.2.1-A				
6	Infor:	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 Corpus Christi UDC Article 8.2.1-A	Okay			
7	Infor:	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 Corpus Christi UDC Article 8.2.1-A	Okay			
8	Infor:	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.	Okay			
9	Infor:	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.	Okay			
10	Infor:	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.	Okay			
11	Infor:	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	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:	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements. 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			
3	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			
4	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			
5	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			
6	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			
7	Infor:	D103.6.1 Roads 20 to 26 feet in width. Fire lane signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide	Okay			
8	Infor:	D103.6.2 Roads more than 26 feet in width. Fire lane signs shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. Note: Therefore, the minimum width of fire apparatus roads not requiring” No Parking” signs is 32 feet.	Okay			

9	Infor:	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.	Okay			
10	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			
11	Infor:	D107.1 One- or two-family dwelling residential developments. 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.	Okay			
12	Infor:	Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 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.	Okay			
13	Infor:	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Okay			

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	Infor:	Community Enrichment and Park fees will apply at the final plat stage.	Okay			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This preliminary 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. No comment.

