

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: 2-10-21 Process for 3-24-21 Deadline
TRC Meeting Date: 3-30-21
TRC Comments Sent Date: 4-05-21
Revisions Received Date (R1): 4-20-21
Staff Response Date (R1): 4-28-21
Revisions Received Date (R2): 4-28-21
Staff Response Date (R2): 5-17-21
Planning Commission Date: 6-9-21 Public Notice Plat

URBAN ENGINEERING RESPONSES 4/28/2021

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: 21PL1024

COTTAGES BY THE BAY UNIT 2 (FINAL – 7.55 ACRES)
Located west of Flour Bluff Drive between Glenoak Drive and Purdue Road.

Zoned: RS-4.5

Owner: MVR Construction Company
Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property in order to construction 53 single-family residential lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			
2	Plat	Please provide legal description for south adjacent lot in platted area. (TSPS Manual of Practice Category 1B, 4.H)	Revision has been made	Resolved		
3	Plat	Please correct block labeling for adjacent subdivision Cottages by the Bay Unit 1 (blocks 1 & 3) (TSPS Manual of Practice Category 1B, 4.H)	Revision has been made	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note 1... "includes Street Dedication" appears to be faded and illegible. Correct and revise.	Revision has been made	Addressed		
2	Plat	As shown on Volume 69, Pages, 548 & 549, add to the current plat Notes# 8, 10, and 13	Notes have been added	Correction: Note 4 change Flour Bluff Drive to Campfire Lane.	Correction has been made to Campfire Lane	Addressed
3	Plat	Block 5, Lots 11 & 12 and Block 6, Lot 10 does not meet the minimum 45 ft lot width. (UDC 4.3.3). Correct and revise.	Yes, they do the front diameter does not include the radius	Addressed		
4	Plat	Label the required yard setback for Block 6, Lot 1 along Campfire Lane (UDC 4.3.3).	Revision has been made	Addressed		
5	Plat	As shown on Blocks 4 and 5, label 5'U.E for Block 6, Lot 10 along Pleasant Drive.	Revision has been made	Addressed		
6	Plat	Identify the dashline along the rear Block 2.	Revision has been made	Addressed		
7	Plat	Prior to recordation, coordinate with AEP-Distribution on street light fees and provided confirmation of payment.	Understood	Prior to plat recordatin		

8	Plat	Prior to plat recordation show and label the recorded document number for the 5'UE along the west property line of Block 6.	Understood	Prior to plat recordatin		
9	Plat	Water Distribution Lot fee - 53 Lots x \$182.00/Lot = \$9,646.00	Revision has been made	Prior to plat recordatin		
10	Plat	Wastewater Lot Fee - 53 Lots x \$393.00/Lot = \$20,829.00	Revision has been made	Prior to plat recordatin		

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

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
-------------------------------	--	--

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	4-22-21 Address on Public Improvement Plans		
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	4-22-21 Prior to Recordation		
3	Plat	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations.	Understood	4-22-21 Address on Public Improvement Plans		
4	Plat	Provide a drainage plan showing elevations and contours, and pre-development and post development draining direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Overall Drainage plan was Provided and Approved with Preliminary plat. It shows Pre and Post Development Run-off Conditions. There is no offsite contribution.	4-22-21 Agreed and Addressed		
5	Plat	Provide ditch cross sections for existing and proposed drainage structures, with flow line and Hydraulic grade lines for design events. (UDC 8.2.8, Municipal Code 14.1002 and 14.1003)	Detailed Hyraulic Design shall be provided with Public Improvement Plans.	4-22-21 Address on Public Improvement Plans		
6	Plat	Provide anticipated flows in each outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	See Above comment	4-22-21 Address on Public Improvement Plans		

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).	Understood			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	Understood			

SOLID WASTE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
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	Understood			
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. 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 CC UDC Article 8.1.3.A	Understood			
3	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 CC UDC Article 8.1.3.A	Understood			
4	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 CC UDC Article 8.1.3.A	Understood			
5	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 CC UDC Article 8.1.3.A	Understood			
6	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 CC UDC Article 8.1.3.A	Understood			
7	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. 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.	Understood			

8	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. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			
9		UDC Section 8.2.1-A (1). The design and layout of traffic control devices shall comply with the Texas Manual on Uniform Traffic Control Devices (TMUTCD), latest edition. Phase 2 includes the extension of a half -street (Purdue Road). This half street ties into an existing signalized intersection. The half-street and proposed STOP sign installation at a signalized intersection, as shown on the Phase 1 construction plans conflict with the TMUTCD. Purdue Road has to be upgraded to a functional two-way street and the intersection requires a traffic signal pole (modification) to meet requirements.	We understand comments 9 & 10, However Unit 1 is already constructed. The opposite side of Purdue Road is that is not constructed the city collected in lieu of Monies construction at the time of platting. If the city wants this constructed they must do it themselves. Exiting from Subdivision at Purdue Road is temporarily blocked and will remain so until the city does something with its side of street and provides signalization improvements.	Staff will recommend conditional approval so long as the connection to Sky Crest Drive will be established and Purdue Road will remain a one-way ingress into the subdivision.		
10		The portion of Purdue Road, constructed in Phase 1, only accomodates one direction of traffic. It is recommended the Developer coordinate with the City to determine a plan of action to upgrade the street to accommodate two-way flow and signal modifications. It is unsafe to allow a vehicle to enter a signalized intersection uncontrolled. For that reason, access to Flour Bluff Drive will be prohibited until the issue is resolved. As a result, the developement will only be left with Pleasant Drive as a usable point of ingress/egress. This may cause issues with Fire/Building Code requirements (verify with Fire).	We understand comments 9 & 10, However Unit 1 is already constructed. The opposite side of Purdue Road is that is not constructed the city collected in lieu of Monies construction at the time of platting. If the city wants this constructed they must do it themselves. Exiting from Subdivision at Purdue Road is temporarily blocked and will remain so until the city does something with its side of street and provides signalization improvements.	Staff will recommend conditional approval so long as the connection to Sky Crest Drive will be established and Purdue Road will remain a one-way ingress into the subdivision.		
11		It is recommended to provide access to connnect Sky Crest Drive to Relaxed Lane to provide sufficeint external access points for this development.	this plat and improvements will provide two points of ingress/egress from subdivision at Sky Crest and Pleasant Drive and we are following the approved preliminary plat.	Staff will recommend conditional approval so long as the connection to Sky Crest Drive will be established and Purdue Road will remain a one-way ingress into the subdivision.		

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	Infor:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
2	Infor:	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. Note: Hose lay from a hydrant will not cross an arterial street.	Understood			
3	Infor:	Note: The two hydrants on Flour Bluff Dr. are inaccessible. The Fire Department refrains from closing an arterial road to obtain water supplies.	Understood			

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.	Understood			
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.	Understood			
6	Infor:	Note: A drivable surface capable of meeting conditions 3310.1 and D102.1 will need to be in place prior to going vertical with any structure.	Understood			
7	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.	Understood			
8	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.	Understood			
9	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.	Understood			
10	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.	Understood			
11	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.	Understood			
12	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.	Understood			
13	Infor:	Note: Although Comfy and Cozy lanes do not meet the Fire Department requirements for dead-end streets, it poses a safety issue with Solid Waste Services.	The streets are not part of this Plat. However they were approved by the preliminary plat.	Addressed		
14	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.	Understood, this plat conforms with the approved preliminary plat.	Not Addressed: See Engineering comments #10	See response for Comment 10 under traffic engineering	The points of egress and ingress from Pleasant Drive and Skycrest Drive is satisfactory for Fire concerns. If Purdue Road remains a half-road, this allows Fire to use this road as a turn-around provision so that Restful Lane and Tranquil Lane do not form dead-ends. The half-road shall be considered a fire lane with “No Parking-Fire Lane” signage posted.
15	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.	Understood, this plat conforms with the approved preliminary plat.	Addressed		

16	Infor:	Note: Sky Crest will need to tie into this subdivision as previously required for plan review. Pleasant Drive will need to tie into Flour Bluff Dr. to satisfy the above requirements. Will Peaceful drive tie into a different subdivision at some point in the future?	Understood, this plat conforms with the approved preliminary plat.	At this time Addressed until further review for Unit 3	Understood	
----	--------	---	---	--	-------------------	--

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. between lots 21 & 22 and lots 1 & 2, blk.55' each side	Easement has been added	Addressed 4-22-21		
2	Plat	Provide 5' U.E. West of lot 21, blk.2 and adjacent to lots 32 ,blk. 2 by separate instrument	Easement has been added near Lot 21. Lot 32 is not part of this plat.	Addressed 4-22-21		
3	Plat	Provide 10' U.E. between lots 17 & 18, blk. 2 and 5' U.E. East side of lot 11, blk. 2 and change 10' Y.R. to 10' Y.R./ U/E. lots 20 & 1,blk. 4	Correction has been made to Lot 20. Lot 1, Block 4 is not part of Unit 1 which is recorded.	Addressed 4-22-21		

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			
2	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 8.3.5 & 8.3.6)	Understood			
3	Plat	Community Enrichment Fund fee = (0.53 acres) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided \$33,125.00	Understood	Prior to plat recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 53 units = \$10,600 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	Understood	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final 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	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	AEP is requesting the 5’EE to continue from Quiet Lane to Campfire Lane.	EE has been added similar to recorded plat of Unit 1	Addressed		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment, not adjacent to TxDOT right-of-way.	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