

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/District5: MJO

App Received: 3-11-21

TRC Meeting Date: 3-15-21

TRC Comments Sent Date: 4-19-21

Revisions Received Date (R1): 9-2-21

Staff Response Date (R1): 10-13-21

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 11-10-21

TRC comments met. PC date set.

Updated WW fees on 11-1-21

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: 21PL1036

WATER'S EDGE AT KITTY HAWK UNIT 3 (FINAL – 13.65 ACRES)

Located west of Kitty Hawk Drive and south of South Staples Street (FM 2444).

Zoned: RS-15

Owner: Kitty Hawk Development, Ltd.

Surveyor: LJA Engineering, Ltd.

[LJA Responses 09.02.2021](#)

The applicant proposes to plat the property to develop a 20 Lot 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) | Noted and Confirmed | Addressed. | | |

| LAND DEVELOPMENT | | | | | | |
|------------------|-------|--|--|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Rezoning Approval required prior to setting plat to Planning Commission. | Rezoning is complete, 2nd reading 08.17.2021 | Addressed. | | |
| 2 | Plat | Correct the new legal on the Owner's certificate. | Revised | Addressed. | | |
| 3 | Plat | Update certificates with current year. | Revised to 20__ | Addressed. | | |
| 4 | Plat | Update DS Engineer with Brett Flint, P.E. | Revised | Addressed. | | |
| 5 | Plat | Label Lot 14, Block 3 as Private Park "Non Buildable Lot" | Revised | Addressed. | | |
| 6 | Plat | Remove plat note 13 | Revised | Addressed. | | |
| 7 | Plat | Provide recording information for Temporary 15' UE. | The easement preparation, review, and recording is in progress. The easement recording information will be added to this plat prior to plat recording. | To be addressed prior to plat recordation. | | |
| 8 | Plat | Verify Lot 5 has a 50' Lot width measured at the YR. | Block 5, Lot 5 width at YR is 62.50 feet | Addressed. | | |

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| 10 | Plat | Annexation included CR 41 into city limits. Half street construction to City Standards for Grumman Road an A2 Arterial street with a proposed 100' right of way required. Update Paving & Grading plan. | <p>As discussed at the Early Assistance Meeting, and noting that this plat provides 50-ft within its limits for the future 100-ft R.O.W., we are requesting the use of a Hammerhead turnaround at the west end of Phantom, within the county road R.O.W., with the following in mind:</p> <p>A --- The full street construction from Phantom to Staples is intended to coincide with the development of the corner Commercial property.</p> <p>B --- Half streets are prohibited according to UDC 8.2.1.F.</p> <p>C --- The 700-feet of county road R.O.W., fronting the Commercial zoned property, from Lot 11 to South Staples Street (FM 2444) is currently only 20'/20' and is not included in this plat.</p> <p>D --- This property's original 350-acres abuts only The King Ranch to the south, demonstrating the very long-term nature of the lack of needed connectivity.</p> <p>E --- If a connection cannot be delayed, an A2 is not warranted at this time, as this road would only serve the rear of Water's Edge and the empty farm land south and west of it - further noting that similar projects in this area provided a county road section rather than an ultimate master-plan road section.</p> <p>F --- Full construction of Grumman may prove prohibitive to the continuation of this development.</p> | A deferment agreement will be needed for the street construction that fronts upon the subject property (Grummond Road) | | |
| 11 | Plat | Water Distribution System acreage fee – 13.65 acres x \$719.00/acre = \$9,814.35 | Noted | To be addressed prior to plat recordation. | | |
| 12 | Plat | Wastewater System acreage fee – 13.65 acres x \$1,571.00/acre = \$21,444.15 | A Sanitary Sewer Connection Agreement waiving the Wastewater System acreage fee is currently in progress. Request submitted 03.10.2021. | To be addressed prior to plat recordation. Fee not assessed for area outside Master Plan | | |

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

| DEVELOPMENT SERVICES ENGINEERING | | |
|----------------------------------|-----|--------------------------|
| Action | Yes | No |
| Public Improvements Required? | Yes | |
| Water | Yes | |
| Fire Hydrants | Yes | |
| Wastewater | Yes | Outside Master Plan area |
| Manhole | Yes | |
| Stormwater | Yes | |

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| Sidewalks | Yes | A deferment agreement will be needed for the street construction that fronts upon the subject property (Grummond Road) |
| Streets | Yes | A deferment agreement will be needed for the street construction that fronts upon the subject property (Grummond Road) |

Refer to UDC Section 3.8.3.D Waivers if applicable.

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| Applicant Response on Waiver: | | |
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| DEVELOPMENT SERVICES ENGINEERING | | | | | | |
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| 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 | Acknowledged | Addressed. | | |
| 2 | Plat | Public Improvements Plans are required; 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 | Acknowledged | Addressed. | | |
| 3 | SWQMP | 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. | This plat was prepared in accordance with the approved Kitty Hawk Preliminary Plat and SWQMP, Case No. 0413037-NP023 | Acceptable, Addressed | | |
| 4 | SWQMP | Provide a drainage plan showing pre-development and post development draining direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | See approved Kitty Hawk Preliminary Plat and SWQMP, Case No. 0413037-NP023 | Acceptable, Addressed | | |
| 5 | SWQMP | Provide pre-development flow calculations, show Q100 level in the ditch cross sections, and the flow capacity of the Bridge Culverts. | See approved Kitty Hawk Preliminary Plat and SWQMP, Case No. 0413037-NP023 | Acceptable, Addressed | | |
| 6 | SWQMP | Provide anticipated flows in each outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003) | See approved Kitty Hawk Preliminary Plat and SWQMP, Case No. 0413037-NP023 | Acceptable, Addressed | | |

| UTILITIES ENGINEERING | | | | | | |
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| 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). | Acknowledged | To be addressed prior to plat recordation. | | |
| 2 | Plat | Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards) | A Sanitary Sewer Connection Agreement waiving the Wastewater System acreage fee is currently in progress. Request submitted 03.10.2021. | To be addressed prior to plat recordation. | | |

| 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 (UDC 7.1.7) | Acknowledged | To be addressed with Public Improvements. | | |
| 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 | Acknowledged | To be addressed with Public Improvements. | | |

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| 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 | Acknowledged | To be addressed with Public Improvements. | | |
| 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 | Acknowledged | To be addressed with Public Improvements. | | |
| 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 | Acknowledged | To be addressed with Public Improvements. | | |
| 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 | Acknowledged | To be addressed with Public Improvements. | | |
| 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. | Acknowledged, see Street Light Exhibit submitted with this plat 03.10.2021. | To be addressed with Public Improvements. | | |
| 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. | Acknowledged, see Street Light Exhibit submitted with this plat 03.10.2021. | To be addressed with Public Improvements. | | |

| FLOODPLAIN | | | | | | |
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| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Correction needed for Note 2 Page 1. The preliminary Flood Insurance Rate Maps reference is 48355C 0520 G revised May 30, 2018 indicates Unit 3 is Zone AO with a depth of 1'. | Note 2 describes the published FIRM. The 2018 preliminary FIRM and its referenced zone are described in Note 3 (formerly Note 9). Additionally, Note 3 has been rearranged for clarity. | Addressed. | | |
| 2 | Plat | Correction needed Legend Page 2. Add FEMA Flood Zone AO | FEMA Zone AO added to Legend. Note that the limits of the drawing are entirely within Zone AO, thus no delineation line shown. | Addressed. | | |
| 3 | Plat | Correction needed Note 10 Page 5. The preliminary Flood Insurance Rate Maps reference is 48355C 0520 G revised May 30, 2018. This property is in Zone AO, Zone C, and Zone AE. | Acknowledged, in reference to the Preliminary Construction Plans rather than the Plat | Addressed. | | |

| FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT | | | | | | |
|--|-------|---|--------------------|---|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual | Acknowledged | To be addressed with Public Improvements. | | |
| 2 | Plat | 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. | Acknowledged | To be addressed with Public Improvements. | | |
| 3 | Plat | 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. | Acknowledged | To be addressed with Public Improvements. | | |
| 4 | Plat | Note: Prior to going vertical with any structure, a water supply should be available for firefighting efforts. | Acknowledged | To be addressed with Public Improvements. | | |
| 5 | Plat | 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. | Acknowledged | To be addressed with Public Improvements. | | |
| | 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. | Acknowledged | To be addressed with Public Improvements. | | |
| 6 | Plat | 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. | Acknowledged | To be addressed with Public Improvements. | | |

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| 7 | 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, exclusive of shoulders. | Acknowledged | To be addressed with Public Improvements. | | |
| 8 | Plat | 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. | Acknowledged | To be addressed with Public Improvements. | | |
| 9 | Plat | 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. | Acknowledged | To be addressed with Public Improvements. | | |
| 10 | Plat | 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. | Acknowledged | To be addressed with Public Improvements. | | |
| 11 | Plat | 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. | A 120-ft Hammerhead is proposed in accordance with Figure D103.1 and Table D103.4 of the International Fire Code, and CoCC UDC 8.2.1.G.5 | To be addressed with Public Improvements. | | |
| 12 | Plat | Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. | A 120-ft Hammerhead is proposed in accordance with Figure D103.1 and Table D103.4 of the International Fire Code, and CoCC UDC 8.2.1.G.5 | To be addressed with Public Improvements. | | |
| 13 | Plat | Note: Phantom road terminates into Grumman Road which appears to be the same road as C.R. 41. This road is not an acceptable fire access road. The street width and condition are substandard and affects emergency services response. An alternate means of turning around fire apparatus is required. Fire will not accept a hammerhead design as a turn around provision. | As noted above (Land Development 10 and Fire 11 & 12) the current plan provides an IFC-compliant Hammerhead at the intersection of Phantom and Grumman (CR 41), while full construction of Grumman Road (CR 41) is intended to coincide with the Commercial property development. Additionally: A --- The Hammerhead is Temporary and 'serves' only 3 residential lots. B --- This development will eliminate TWO existing Hammerheads that 'serve' 16 residential lots (the existing west end of Cirrus and the existing west end of Phantom) by closing the loop via Skyhawk. C --- Full construction of Grumman may prove prohibitive to the continuation of this development and thus the removal of the two existing Hammerheads. | To be addressed with Public Improvements. | | |

| GAS | | | | | | |
|-----|-------|---|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Request 10' U.E. between lots 4 & 5, blk.5 5' each side | Revised | Addressed. | | |

| PARKS | | | | | | |
|-------|-------|--|--|--|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Parks & Recreations will not accept Park #14 on Phantom Drive | Lot 14 is a non-buildable private park to be maintained by HOA, per Plat Note 12. | Addressed. | | |
| 2 | Plat | UDC 8.3.5 Land Dedication Dedication requirement = .19 acre. | Acknowledged | Addressed. | | |
| 3 | Plat | Cash in lieu of land fees should be calculated at .19 x value of an acre (max \$62,500) = \$11,875.00 | Acknowledged, noting that we will research and submit a calculation based on Market Value for approval at time of recording. Current Market Value / acre = \$6,681.39 per Nueces County Appraisal District Year 2021, resulting <i>preliminarily</i> in a fee of \$1,269.46. | To be addressed prior to plat recordation. | | |
| 4 | Plat | UDC 8.3.5 Park Development Fee Park Development Fees: 19 x \$200 = \$3,800 | Acknowledged | To be addressed 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. | Acknowledged | Addressed. | | |

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

| CORPUS CHRISTI INTERNATIONAL AIRPORT | | | | | | |
|--------------------------------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | | Addressed. | | |

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

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

| TXDOT | | | | | | |
|-------|-------|---|----------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Add to general notes on Plat Sht 1, 1) No access to FM 2444 (Staples St.) from adjoining lots. | Revised, see Note 13 | Addressed. | | |
| 2 | Plat | 2) No drainage to FM 2444 (Staples St.) from any adjoining lot. | Revised, see Note 14 | Addressed. | | |

| NUECES ELECTRIC | | | | | | |
|-----------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | | 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.