

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#: MJO/#4

App Received: 4-7-23

TRC Meeting Date: Not sent to TRC

Comments Sent Date: 5-12-23

Revisions Received Date (R1):

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-17-23

All Plat comments are Conditional

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: 23PL1038

WHITECAP (FINAL - Unit 1C 4.87 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify boundary closes.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision. and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements " May need to add				
1	Plat	Navigational waters as the property is private				
2	Plat	Provide centerline for all streets.				
3	Plat	Provide half street distance or right of way width for Mistflower Bend.				
4	Plat	Provide existing setbacks and easements for adjacent residential subdivision.				

5	Plat	Label Private parks as "Private Park" on the plat. Plat note 11 should consider having parks as Non buildable.				
6	Plat	Provide printed names for PC Chairman, Kamran Zarghouni and PC Secretary, Al Raymond, AIA on PC signature certificate.				
7	Plat	Not finding Vice President, Jennifer Hoff on Texas Secretary of State filings. Verify ownership on ownership certificate for Nueces County Appraisal District approval.				
8	Plat	Provide acreage for Navigational Waters within platted area. Indicate maintenance responsibility.				
9	Plat	Provide and label remaining acreage for unplotted Navigational waters.				
10	Plat	Provide Remaining Acreage of unplatted and future Development Phases. For future Development Phases that have a boundary label (Preserve and Navigational waters) as per Preliminary plat provide the acreage with Lot and block number with acreage.				
11	Plat	Label Easement between Lot 11 and 12.				
12	Plat	Provide a plat note, "All Parks are Private, regardless of Openness to the Public, and are to be maintained by the HOA"				
13	Plat	See Preliminary plat Conditional comments on second worksheet.				
14	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
15	Plat	Correct unit number in note 2 to match final plat unit number				
16	Plat	Building elevations shall be per IDM and City codes/ordinances.				
17	Plat	Note identifying the navigable waterways as "waters of the United States" and maintenance of banks and bulkheads are the responsibility of the HOA.				

DEVELOPMENT SERVICES ENGINEERING				
Action			Yes	No
	UDC Sect. 8.1.4	Public/Private Infrastructure Required? (To be installed prior to plat recordation)	Yes	
Water			Yes	
Fire Hydrants			Yes	
Wastewater			Yes	
Manhole			Yes	
Stormwater			Yes	
Sidewalks			Yes	
Streets			Yes	

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
		There are ongoing conversations with CCW and Public Works on the design and future maintenance of the new public/private infrastructure. Lots may need to be adjusted depending on final infrastructure design.				

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.

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#: MJO/#4

App Received: March 30, 2023

TRC Meeting Date: April 6, 2023

TRC Comments Sent Date: April 7, 2023

Revisions Received Date (R1): 4-13-23

Staff Response Date (R1): 4/18/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

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: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adajacent properties.	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		

10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		
11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmarias Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		

32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		

34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final Plat	

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	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. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational:	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.	Addressed.		
2	Informational:	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. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	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 on Public Improvement plans.		
4	Informational:	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 on Public Improvement plans.		
5	Informational:	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 on Public Improvement plans.		
6	Informational:	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 on Public Improvement plans.		
7	Informational:	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. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	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.	To be addressed on Public Improvement plans.		
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FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	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.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	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 on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	Acknowledged.	To be addressed with Site Development		
8	Plat	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.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	Acknowledged.	To be addressed with Site Development		

10	Plat	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): 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 Site Development		
12	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 Site Development		
13	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 Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	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 Site Development		
16	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 Site Development		
17	Note	Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be 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 parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Acknowledged.	To be addressed with Site Development		
18	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 Site Development		

19	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. 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.	Acknowledged.	To be addressed with Site Development		
20	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.	Acknowledged.	To be addressed with Site Development		
21	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.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius dimensions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

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

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	---	Addressed.		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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NAS-CORPUS CHRISTI

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	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

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	No comment.	---	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.