

PLAT REVIEW COMMENTS
COMMENT RESOLUTION, January 16, 2019

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final. All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission. Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 18PL1124

PADRE HARBOR UNIT 3 (FINAL – 60.9 ACRES)

Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

Zoned: CR-2/IO Resort Commercial with an Island Overlay

Owner: Lake Padre Development Company, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property for future development.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	The plat closes within acceptable engineering standards.	Noted	Correct
2.	Plat 2	Provide a legend for what appears to be an elevation dimension.	Contour elevation label has been added to legend	Correct
3.	Plat 2	Add the suffix to South Padre Island Dr. on the location map.	Suffix has been added	Correct
4.	Plat 2	Label the recordation information of the adjacent Padre Harbor Unit 1 prior to recording this plat.	Recording info will be added prior to plat recordation	Correct and accepted
5.	Plat 2	Label the complete and correct legal description of the adjacent properties	Corrections have been made	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Continue 5' easements to ROW through Padre Island No. 1, Block 27.	Correction has been made	Addressed.
2.	Plat 2	Provide half street distance for Sand Dollar Avenue.	Dimensions have been added	Addressed.
3.	Plat 2	Provide boundary labels for the crossing west/east dashed line.	This line is a flood zone boundary line, and additional labels have been added for clarification.	Addressed.
4.	Plat 3	YR and UE not labeled on Lot 2, Block 1. Provide a YR/UE at the frontage for Mizzenmast Drive.	Labels and YR have been added.	Addressed.
5.	Plat 2	Provide a YR along both sides of Lombard Drive. Label Lombard Drive.	A label has been added for Larboard Drive. A 10' Y.R. has been added along Larboard Drive.	Addressed.
6.	Plat 2	Wastewater System acreage fee – 60.9 acres x \$1,571.00/acre = \$95,673.90	Please note it is our understanding this property is exempt from wastewater acreage fees per the Sewage System Agreement authorized by ordinance no. 13627	Noted. To be resolved prior to recordation. Land Development's review of ordinance does not find a provision in the ordinance exempting the fee. Fee applies.
7.	Plat 2	Water Distribution System acreage fee 60.9 acres x \$1,439.00/acre = \$87,635.10	Please note it is our understanding this development is exempt from water acreage fees per water agreement authorized by ordinance no. 10169.	Noted. To be resolved prior to recordation. Land Development's review of ordinance does not find a provision in the ordinance exempting the fee. Fee applies.
8.	Plat 2	Informational: Plat Y.R.'s are not in consistence with the preliminary plat for Block 1, Lots 1, 2 and 4, Block 2, Lot 1, Block 3, Lot 1.	Noted.	Noted.
9.	Plat 2	NEW COMMENT: Licensed State Land Surveyor (L.S.L.S.) required for the plat per UDC 8.2.8.A.2.d.		

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Fire Hydrant(s)	<input checked="" type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☐ Yes ☐ No List Waivers:

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Provide approved driveway permit location from Texas Department of Transportation for Larboard Dr.	TxDOT approval of proposed driveway locations was provided during preliminary platting phase.	Noted 2-4-2019
2.	Utility Plan	Public Improvements are required for water, fire hydrants (including along Park Road 22, SH-361 and Sand Dollar Ave. every 300 feet on center), waste water (subdivision and along Sand Dollar Ave.), storm water (including Sand Dollar Ave.), street light, traffic control devices, street construction (including Sand Dollar Ave.) and sidewalks (internal streets, Park Road 22, Sand Dollar Ave. & SH-361). Public improvements shall be completed and accepted prior recordation of plat.	Understood.	Noted 2-4-2019
3.	Utility Plan	Identify and provide copy of regulatory agency for the storm water outfall discharge permit.	It's our understanding storm water outfalls will be covered under the city's current MS4 permit with TCEQ.	Noted 2-4-2019
4.	Utility Plan	Provide location of the existing waste water infrastructure along property perimeter and within the property.	Missing existing utility info has been added to the utility plan.	Addressed 2-4-2019
5.	Informational	Utility installation request is required for any utility work within the state right of way.	Noted.	Noted 2-4-2019

6.	Informational	Proposed driveway access into a TxDOT street, shall conform to access management of Texas Department of Transportation.	Noted.	Noted 2-4-2019
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UTILITIES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction is required for platting.	noted	Addressed.
2.	Utility Plan	Wastewater construction is required for platting.	noted	Addressed.

TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	noted	Addressed.
2.	Plat 2	AASHTO <i>Policy on Geometric Design of Highways and Streets</i> recommends that the intersection of streets should be at a right angle or as straight as practical. This helps to minimize sight distance conflicts and 3.improve the safety of the intersection. Evaluate the intersection of Azores Drive and Mizzenmast Drive and Mizzenmast Drive and Sand Dollar Avenue. A tangent section along Sand Dollar Drive has to be provided for in order to improve intersection safety.	The Street layout is consistent with what was presented and approved on the preliminary plat. We ask that it be approved as presented. Intersection of Azores Drift Drive and Mizzenmast Drive is slightly off 90 degrees. Given this intersection is a minor intersection on low speed roads, we do not believe there are significant safety issues which would warrant revising the layout. Intersection of Mizzenmast Drive and Sand Dollar Avenue is at 90 degrees, and a 50-foot long tangent is provided. Further, the curve along Sand Dollar is 300-foot radius which is consistent with UDC requirements.	Addressed.
3.	Plat 2	Mizzenmast Drive "dead-ends" into Lot 2. Lots should be designed to have driveway access off of City-maintained streets.	Temporary Right-of-Way easement has been added for temporary turn-around. It is planned that this street will continue in the future and a permanent turn-around	Addressed.

			will be provided.	
4.	Plat 2	The proposed traffic circulation around Lot 1 Blk 10 and Lot 1, Block 11 needs to be better defined. The street ROW must be designed to adhere to guidelines within the <i>AASHTO Policy on Geometric Design of Highways and Streets</i> . This includes guidelines for intersecting streets, acceleration lanes, deceleration lanes and median design.	The Street layout is consistent with what was presented and approved on the preliminary plat. We ask that it be approved as presented. Engineer met with Traffic department to discuss, and explained that this is simply a boulevard street section where the boulevard widens. The reason for widening the boulevard is to match a wider boulevard which is planned across Mizzenmast in the future to access developments. Please note only the right-of-way is being approved with the final plat. The street layout, including any deceleration lanes, turning lanes, etc., will be submitted for review along with the public improvement plans.	Addressed.
5.	Utility Plan	Public improvement plans need to include traffic control devices (i.e., signs, striping, calming devices).	Noted.	Addressed.

FLOODPLAIN				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Preliminary Flood Insurance Rate Maps ("FIRMs") have different Base Flood Elevation ("BFE") delineations. A plat note should be added to include the preliminary FIRM data as some of the BFE delineations are more stringent.	Plat has been revised to reflect preliminary FIRM data by note.	Addressed.

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	A. Hydrant locations not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (1500GPM, with 20 psi	Noted. Assume comments to be informational as they pertain to design and not platting items.	Addressed.

		residual pressure).		
		B. INFORMATIONAL NOTE: A fire hydrant shall be within 100 ft. of a FDC (Fire Department Connection)		
		C. Dead End Turn Arounds shall meet the requirements of Appendix D of 2015 IFC		

GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comments. Plat has open space requirement note	Noted.	Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	This final plat is located along but not immediately adjacent to any bus stops served by bus Route 65 Padre Island Connection and should not adversely impact CCRTA bus route services.	Noted.	Addressed.

NAS-CORPUS CHRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

CORPUS CHRISTI INTERNATIONAL AIRPORT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

AEP-TRANSMISSION				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

AEP-DISTRIBUTION				
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No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	Addressed.

TXDOT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No Additional Comments	Noted.	Addressed.

NUECES ELECTRIC				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	No comment.	Noted.	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.
Noted.