

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 7-25-19

TRC Comments Sent Date: 8-19-19

Revisions Received Date (R1): 8-21-19

Staff Response Date (R1): 8-28-19

Revisions Received Date (R2): 9-16-19

Staff Response Date (R2): 9-23-19

Planning Commission Date: 9-4-19 tabled to 9-18-19; tabled again to 10-2-19

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: 19PL1076

CROSSWIND ESTATES UNIT 2 (FINAL – 5.77 ACRES)

Located south of Yorktown Boulevard and east of Cimarron Boulevard.

Rezoning requested: RS-4.5 (PUD) Plat for the PUD is contingent on approval of PUD rezoning by City Council.

Owner: MPM Development, LP

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a single family Planned Unit Development (PUD).

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK.	Correct		
2	Plat	Airking Dr. and Crosswind Dr. does not meet the minimum street width design standards set forth by the City of Corpus Christi, see the Unified Development Code.	Because this is a PUD.	Correct, now it is.		
3	Plat	Note the purpose of the Public Access Easement located on Block 1, Lot 17.	DONE.	Correct		
4	Plat	The plat is not labeled as a designated PUD. A PUD requires a zoning application including all criteria as set forth in the Unified Development Code.	Pud zoning application was submitted to city	Correct		
5	Plat	Block 1, Lot 17 is divided by a public access easement creating a possible safety hazard. Note the public access easement is incorrectly dimensioned.	Dimensions corrected.	Correct		
6	Plat	Safety Bollards are required on Airking Dr. adjacent to the linear park to the west.	OK. Will Put in construction plans.	Correct		
7	Plat	Label Airking Dr. adjacent to the linear park.	Done.	Correct		
8	Plat	Note the dedication of the linear park as a public linear park and the adjacent drainage easement on the plat, and add dedication language to the Owner's Certificate.	Done.	Correct		
9	Plat	A scale bar and fractional scale are required on the plat.	Done.	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		The PUD rezoning application shall have: 1) Narrative Document with revised deviations table (see below), renumbered exhibits, and add dedication of land for public linear park and drainage listed amenity, and delete "No thru traffic" (Airking Dr. will extend to Bill Witt Park); 2) Location Map, renumber as "Exhibit 1"; 3) Metes and Bounds Property Description "Exhibit 2"; 4) Sketch for Rezoning Exhibit 3"; 5) Re-label plat as Master Site Plan and Plat "Exhibit 4"; 5) two (2) Typical Residence Site Plans, one plan for the side of the street that has sidewalk, "Exhibit 5"; and one plan for the side of the street that does not have sidewalk, "Exhibit 6", both showing a plan view of a typical house, driveway, sidewalk, and utilities, 6) a section view (cross-section view) showing both sides of the street and the different Yard Requirements for house and garage on the sidewalk side of the street, and 7) the Plat. Staff recommendation on Plat would be conditional approval, conditioned on City Council approval of the PUD rezoning, and any remaining	Rezoning application was amended pursuant to mark-up sent me by Greg except kept 15' YR's both sides of street and did not extend street to connect to park as we desire no thru traffic	Not Addressed. The 20' Garage YR for the south properties along Airking Drive will be required. Staff resolves that no extension to Bill Witt Park will be required. The dead end meets IFC Appendix D for turnarounds.	Updated	Addressed. 16.5 YR acceptable.
1	(Cont'd)	(Cont'd from previous): Staff recommendation on Plat would be conditional approval, conditioned on City Council approval of the PUD rezoning, and any remaining conditions in the TRC Plat Review Comments document.				Conditional based on City Council approval of PUD.
2	Info	PUD changes after PC approval of plat may warrant Plat to be resubmitted to Planning Commission for approval.	Ok.	Prior to recordation.		
3	Plat 1	Remove plat note #6.	Done.	Addressed.		

4	Plat 2	Provide a plat note indicating that the Crosswinds Unit 2 is part of a Planned Unit Development (PUD) as per Ordinance No. _____.	Done.	Addressed.		
5	Plat 1	Add a plat note that is the Deviations Table from the PUD Narrative Document, listing the deviations from the Unified Development Code.	Done.	No Addressed. Provide a 20' Garage YR for Airking Drive south frontage.	Updated	Addressed. 16.5 YR acceptable.
6	Plat 1	Remove the YR from the plat and replace with a Plat note stating that: Yard Requirements: For Block 1 (north side of Airking Dr.), the front Yard Requirement (Y.R.) for the house and the garage is 15 feet. For Blocks 2 and 3 (south side of Airking Dr.) and for any lots that abut sidewalk, the front Y.R. for the house front is 15 feet and the front Y.R. for the garage front is 20 feet (whether attached or not attached to the house), to mitigate encroachment on sidewalk by vehicles parked on driveways. See PUD Ordinance No. _____.	Not done. Desire to keep front 15' Yrs throughout.	No Addressed. Provide a 20' Garage YR for Airking Drive south frontage.	Updated	Addressed. 16.5 YR acceptable.
7	Plat 1	Rename the Plat title to "Crosswind Estates Unit 2 PUD"	Done.	Addressed.		
8	Plat 1	Update the DS Engineering certificate with Gabriel Hinojosa, P.E. as Development Services Engineer.	Done.	Addressed.		
9	Plat 2	Show the bearing and distance correctly to scale for the flares of the Public Access Easement	Done.	Addressed.		
10	Plat 2	Provide the centerline for Drainage easement with dimension to Linear Park.	Done.	Addressed.		
11	Plat 2	Recommend using a 5' UE at rear of Lots on Block 2.	Done.	Addressed.		
12	Plat 2	Lots 3 thru 6, Block 3 will require a minimum 10' UE.	Done.	Addressed.		
13	Plat 2	Provide a 10' UE at rear of Lots on Block 1 for gas and other private utilities placed at rear of properties.	Done.	Addressed.		
14	Plat 2	Verify Linear Park existing sidewalk is to be clear of Airking Drive right of way.	Done (clear).	Addressed.		
15	Plat 2	Crosswind Drive to have taper similar to other side of right of way.	Done.	Addressed.		
16	Plat 2	Label 10' YR for Lots along Crosswind Drive.	Done.	Addressed.		
17	Plat 2	Provide a 20' DE for stormwater pipe crossing Linear Park.	Done.	Addressed.		
18	Plat 2	Airking Drive shall be extended to the property line of Bill Witt Park. Remove the Public Access Easement, 5' x 5' Walk Easement, and that portion of Lot 17 crossing Airking Drive.	Not done. Desire no thru traffic.	Extension of Airking Drive reinstated. See LD comment #22 below. The dead end meets IFC Appendix D for turnarounds.		
19	Plat 2	Water Distribution System lot fee – 36 lots x \$182.00/lot = \$6,552.00				To be addressed prior to recording.
20	Plat 2	Wastewater System lot fee – 36 lots x \$393.00/lot = \$14,148.00				To be addressed prior to recording.
21	Plat 1	In the Owner's Certificate and dedication language, add park land and drainage, like so: change "STREETS AND EASEMENTS" to "STREETS, EASEMENTS, PARK LAND, AND DRAINAGE".	Done.	Addressed.		
22	Plat 2	Relocate the 8' Tied Sidewalk/Bike path to the west side of Bill Witt Drive. Rationale: This is in line with existing Hike/Bike Master Plan's current alignment of the Bear Creek Trail.			Done.	Not Addressed. Cross Section dimensions not consistent.
23	Plat 2	Label any linear park areas			Done.	Addressed.
24	Plat 2	Extend Airking Drive to property line of the development			Not Done. The connection to park is provided by Bill Witt Drive and was previously agreed not to be extended.	Correct. Addressed as is.

ZONING- PUD						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD-Plat	Rename the Plat title to "Crosswind Estates Unit 2 PUD"	Done.	Addressed.		
2	PUD-Plat	Provide a Plat note indicating the YR is 15 ft YR for house and garage for Block 1 (north side of Airking Drive), and a 15' YR for building and a 20' YR for garage for Blocks 2 and 3 (south side of Airking Drive).	Not done. Desire to keep front 15' Yrs throughout.	Not Addressed. The 20' Garage YR for the south properties along Airking Drive will be required.	Updated	Addressed.
3	PUD	The PUD rezoning application shall have: 1) Narrative Document with <u>revised</u> deviations table (see below), renumbered exhibits, and add dedication of land for public linear park and drainage as a listed amenity, and delete "No thru traffic" (Airking Dr. will extend to Bill Witt Park); 2) Location Map, renumber as "Exhibit 1"; 3) Metes and Bounds Property Description "Exhibit 2"; 4) Sketch for Rezoning Exhibit 3"; 5) Re-label plat as Master Site Plan and Plat "Exhibit 4"; 5) create two (2) Typical Residence Site Plans, one plan for the side of the street that has sidewalk, "Exhibit 5"; and one plan for the side of the street that does not have sidewalk, "Exhibit 6", both showing a plan view of a typical house, driveway, sidewalk, and utilities, 6) a section view (cross-section view) showing both sides of the street and the different Yard Requirements for house and garage on the sidewalk side of the street, and 7) the Plat.	Rezoning application was amended pursuant to mark-up sent me by Greg except kept 15' YR's both sides of street and did not extend street to connect to park as we desire no thru traffic	Not Addressed. The 20' Garage YR for the south properties along Airking Drive will be required. Staff resolves that no extension to Bill Witt Park will be required. The dead end meets IFC Appendix D for turnarounds.	Updated	Addressed.

4	PUD	In the Exhibit 5, Typical Residence plan view for lots with sidewalk, show the lot and residence on the south side of the street. Show a 20-foot garage YR/setback, and show the sidewalk. In Exhibit 6, Typical Residence plan view for lots without sidewalk, show a 15-foot YR/setback for both house and garage.	Desire 15' front yr throughout	Not Addressed. The 20' Garage YR for the south properties along Airing Drive will be required.	Updated	Addressed.
5	PUD	Add a section view showing both sides of Airing Dr., the 20-foot garage YR and a 15-foot house front YR on the sidewalk side, and a 15-foot house and garage front YR for the non-sidewalk side, along with street and utilities.	Desire 15' front yr throughout	Not Addressed. The 20' Garage YR for the south properties along Airing Drive will be required.	Updated	Addressed.
6	PUD	Revise the Deviations Table as follows: 1) Create three (3) rows for Minimum Front Yard Requirement: (a) Minimum Front Yard Requirement: House (20 ft / 15 ft); (b) Minimum Front Yard Requirement: Garage with Sidewalk (20 ft / 20 ft); (c) Minimum Front Yard Requirement: Garage without Sidewalk (20 ft / 15 ft). Show 20-foot garage front YR for that side of the street that has sidewalk; 2) change "Minimum Street Yard" to "Minimum Yard Requirement"; 3) change "Minimum Street Yard (Corner)" to "Minimum Side Yard Requirement (Corner)".	Desire 15' front yr throughout	Not Addressed. The 20' Garage YR for the south properties along Airing Drive will be required.	Updated	Addressed.
7	PUD	Revise the Deviations Table, Minimum Side Yard Requirement (Corner): UDC: 10 ft (when back-to-back with another corner lot (UDC 4.2.8)), 20 ft (all other corner lots) / PUD: 10 ft. Insert this Deviations Table into the PUD Narrative Document.	Done.	Addressed.		
8	PUD	Relocate the 8' Tied Sidewalk/Bike path to the west side of Bill Witt Drive. Rationale: This is in line with existing Hike/Bike Master Plan's current alignment of the Bear Creek Trail.			Done.	Not Addressed. Cross Section dimensions not consistent.
9	PUD	Label any linear park areas			Done.	Addressed.
10	PUD	Extend Airing Drive to property line of the development			Not Done. See above.	Correct. Addressed as is.
11	PUD	Public Access easement shall be constructed to support the 75,000 lbs. of imposed load as required by the Fire Department and shall be responsibility of the owner of lot 17 to maintain, as well as the 5'x5' public access pathway entrance. (Should also be a note on the plat)			Will shown in construction plans. Added note	Prior to Plat Recordation
12	PUD	Public access easement on Lot 17 shall be striped "No parking/fire lane."			Will show in construction plans.	Prior to Plat Recordation

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?	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:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		The proposed sidewalk along Airing Drive must connect to the existing sidewalk on Bison Drive. Required Prior to recordation.	OK.	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		
2		Provide the Public Improvement Plans for the impacted area in the Linear Park; this item is required prior to Plat Recordation.	OK.	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		

3		Public improvement plans and construction and acceptance will be required. Public improvements must include Street, sidewalks along one side of Airing Dr., Water mains including Fire Hydrants, Water main looping, wastewater mains, stormsewer system, speed bumps, reduced speed signs, and safety Bollards on Airing Dr. adjacent to the linear park. Submit public improvement plans to PublicImprovements@cctexas.com for review and approval. Public improvements must be approved; this item is required prior to Plat Recordation.	No speed bumps no speed signs by developer.	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		
4	Utility Plan / Traffic	Provide a layout of proposed street lights locations within the PUD for approval by Traffic.	Will include with construction plans	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		
5	Utility Plan / Traffic	Public access easement on Lot 17 shall be striped "No parking/fire lane."			See above yellow	Prior to Plat Recordation
6	Plat/Utility	Public Access easement shall be constructed to support the 75,000 lbs. of imposed load as required by the Fire Department and shall be responsibility of the owner of lot 17 to maintain, as well as the 5'x5' public access pathway entrance. (Should also be a note on the plat)			See above yellow	Prior to Plat Recordation

UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (no dead-end mains will be permitted).	Ok	Prior to recordation.		
2	Plat	Wastewater construction is required for platting.	Ok	Prior to recordation.		

UTILITIES ENGINEERING (STORMWATER)

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

TRAFFIC ENGINEERING

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

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	WATER DISTRIBUTION SYSTEM STANDARDS RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational		Prior to recordation.		
3	Plat	IFC 2015 Sec. 503.2.1 Dimensions-Fire apparatus access roads shall have an unobstructed width of not less than 20 ft, exclusive of shoulders		To be required at Site Development / Building Permit stage		
4	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 (7925 mm), exclusive of shoulders		To be required at Site Development / Building Permit stage		

5	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 min 75,000 lb(34 050 kg).		To be required at Site Development / Building Permit stage		
6	Plat	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities		To be required at Site Development / Building Permit stage		
7	Plat	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. Per IFC 2015, Appendix D, section D103, table D103.4.		To be required at Site Development / Building Permit stage		
8	Plat	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities		To be required at Site Development / Building Permit stage		
9	Plat	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.		To be required at Site Development / Building Permit stage		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. on linear park from were the 5' U.E. curve then head north outside of lot 1, blk. 1	Done.	Addressed.		
2	Plat	7.5 U.E from lot 1 to lot 17, blk. 1	Done (10')	Addressed.		
3	Plat	5' U.E. on the Eastside of lot 6, blk. 3 to extend to lot 17, blk. 1	Done.	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Park Development Fees: 36 x \$200 = \$7,200.00.		To be addressed prior to recordation.		
2	Plat 2	Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 units x 36 units = 0.36 acre of land dedication. Provide cost per acre to determine Fee for .36 acres.		To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		This final is not located along an existing or foreseeably planned CCRTA service route.		Addressed.		

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	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	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.