

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 7-23-20

TRC Comments Sent Date: 7-24-20

Revisions Received Date (R1): 8-05-20

Staff Response Date (R1): 8-12-20

Revisions Received Date (R2): 8-20-20

Staff Response Date (R2): 8-24-20

Planning Commission Date: 9-02-20

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: **20PL1069**

LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)

Located south of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO PUD

Owner: DMPI Beach Investments LLC

Surveyor: Native Survey Co

The applicant proposes to replat the property in order subdivide 2 platted lots into 10 lots for Planned Unit Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Yes Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Enlarge the plat title and legal description.	Revised	Addressed		
2	Plat	On the owners certificate block revise the signature line to state the person's name and title (reference submitted authorized letter).	Revised	Not Addressed: On the owners certificate block the owners name is misspelled. Correct and revise.	Revised	Addressed 8-24-20
3	Plat	On the Engineer certificate block along the signature line label "Jalal Saleh, P.E. Development Services Engineer"	Revised	Addressed		
4	Plat	On the Director's certificate block change "Approved by the Director of Development Services..." to "Approved by Planning Commission..." Along the signature line change "Development Services Director" to "Al Raymond III, AIA Secretary" and add a signature line for "Carl Crull, P.E. Chairman"	Revised	Addressed		
5	Plat	On the plat show and label contours (Notes #4 reference Zone "AE").	Contours were shown on a separate sheet. Can be overlain on plat for reference, but will not appear on recorded plat.	Not Addressed: Contours will need to be added to the plat reference application checklist.	Revised	Addressed

6	Plat	Note 1 referencing the receiving water is incorrect. Correct and revise.	Designation is correct according to TCEQ map (see attachment)	Not addressed: Our Storm Water Basin indicates the receiving water is Laguna Madre Basin.	Acknowledged Revised	Addressed: TCEQ Map
7	Plat	Remove Note 10 referencing the zoning.	Revised	Addressed		
8	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	Revised	Addressed		
9	Plat	Add a curve table on the plat.	Revised	Addressed		
10	Plat	Identify a scale on the Location map.	Revised, NTS = Not to Scale	Addressed		
11	Plat	Prior to plat recordation remove the bold reference "PRELIMINARY"	Revised	Addressed		
12	Plat	Prior to plat recordation on the Surveyor certificate block show and label the current month, day and year.	Revised	Addressed		
13	Plat	Show and label half street centerline dimension along Granada Drive.	Revised	Addressed		
14	Plat	On the plat remove previous recorded Lots 1 & 2 shown on Lots 3 & 2.	Revised	Addressed		
15	Plat	Remove the enlarge bold black dash shown on the plat.	Done, was flood zone boundary	Correction: Don't remove the flood zoned boundary and instead <u>lighted</u> flood zoned dashlines.	Revised	Addressed
16	Plat	Show and label a Block Number on the platted area.	Revised	Addressed		
17	Plat	On the plat change "Private" to "Private Access Easement" and label it a lot number (UDC 8.2.1.J)	Revised	Addressed		
18	Plat	Add a note to the plat referencing the private access street shall be designated as a non-buildable lot (UDC 8.2.1.J).	Revised	Not Addressed: revised your note per our request.	Revised	Addressed 8-24-20
19	Plat	The final plat shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damage to a. Private streets reasonably used by government vehicles b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction	Revised	Addressed		
20	Plat	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	Acknowledged	Prior to plat recordation		

ZONING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a note to the plat: The plat will need to abide by all requirements and conditions of the approved Planned Unit Development (PUD) as approved by Ordinance #031960	Understood -	Addressed		

2	Plat	The proposed 4-foot sidewalk along the east side of the access drive and the sidewalk between lots 2 and 3 is deficient. The PUD states that the all sidewalks will be 6-feet in width. Correct and revise.	4' sidewalk change was requested prior to plat submittal per attached email dated June 19th. On follow-up phone call it was tentatively approved. Variance is requested	Not Addressed: Cannot deviate from the required sidewalks as this was a condition of the PUD. Must follow all PUD requirements to the letter.	Revised	Addressed 8-24-20
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PLANNING/Environment & Strategic Initiatives (ESI)

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, Water looping is required	No, no sprinkler system is planned	
Fire Hydrants	Yes	No, FH is existing	
Wastewater	Yes		
Manhole	Yes		
Stormwater	Yes		
Sidewalks	Yes		
Streets	Yes, private street must be built to City Standards and the private street must be retained as a UE and an Access Easement.		Understood and requirement is noted in HOA rules and Charter documents.

Will be addressed at the PI Plans stage.
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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		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; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Acknowledged	Will be addressed at the PI Plans stage.		
2		The private street must be retained as a UE and as an Access easement.	Acknowledged	Addressed		
3		Water looping will require additional UE; please show and label them.	Acknowledged	N/A; the WM's are connected directly to public line.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Water construction will be required for platting. Retain Private Street as utility easement.	Acknowledged	N/A; the WM's are connected directly to public line; Private street is retained as a UE and Access Easement..		
2	Plat	Wastewater construction will be required for platting. Retain Private Street as utility easement.	Acknowledged	Will be addressed at the PI Plans stage.		

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	Acknowledged			
2	Plat	Confirm Lake Padre Dr is a private street and that it will not be maintained by the City. Hammerheads are not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs are recommended at this application as it provides a better turning radius for the street. Review this street to provide cul-de-sac. Provide turning path drawings for emergency vehicles.	Acknowledged			
3	Informational	Public improvement plans need to include appropriate traffic control devices (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 sheets.	Acknowledged			
4	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. 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 - Revised on Utility Plan			
5	Informational	The "street lighting plan" must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections.	Acknowledged			
6	Informational	Preliminary "written" approval of the "street lighting plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1 Plat	No comment.	No comment.		
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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- Planned commercial use Fire Hydrant flow Commercial Areas: shall have 1,500 GPM with 20 psi residual	Acknowledged			
2	Plat	Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.	Acknowledged			
3	Plat	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Acknowledged			
4	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 503.1.1 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.	Acknowledged			
5	Plat	The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Acknowledged			
6	Plat	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Acknowledged			
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 (7925 mm), exclusive of shoulders	Acknowledged			
8	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 (34 050 kg).	Acknowledged			
9	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	Acknowledged			
10	Plat	fire apparatus is required to be in place prior to "going vertical" with the structure. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. (If Installed) security gates to meet current IFC 2015	Acknowledged - Painted Fire lanes will be provided			

11	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head Note: hammer head dimensions to follow current City Design Standards.	Acknowledged -120' Hammerhead (See attached drawing)			
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GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat of a Planned Unit Development (PUD) is not located along an existing or foreseeably planned CCRTA service route.	No comment.			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.