

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#: GG/District#4  
App Received: 3-17-21 Process for 4-21-21 Deadline  
TRC Meeting Date: 4-29-21  
TRC Comments Sent Date: 5-03-21  
Revisions Received Date (R1): 5-24-21  
Staff Response Date (R1): 5-28-21  
Revisions Received Date (R2): 6-02-21  
Staff Response Date (R2): 6-11-21  
Planning Commission Date: 6-23-21 Non Public Notice Plat

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: 21PL1043

SMUGGLER'S COVE, PUD (FINAL – 2.13 ACRES)  
Located south of St. Bartholomew Avenue and west of Windward Drive.

Zoned: RM-AT/IO/PUD Ord#032384 3/23/21

Owner: Ocean Harbor II, LLC  
Surveyor/Engineer: Hanson Professional Services, Inc.

The applicant proposes to plat the property in order to construct 47 lots for future Planned Unit Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat does not close within acceptable engineering standards. Pls revise. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	See revised Plat	Revised plat closes within acceptable engineering standards.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Engineering certificate block change "Jalal Saleh, P.E." to "Brett Flint, P.E."	Corrected	Addressed		
2	Plat	On the Planning Commission Certificate block change "Carl Crull, P.E." to "Jeremy Baugh"	Corrected	Addressed		
3	Plat	On Note 10 show and label the ordinance number.	Corrected	Addressed		
4	Plat	On the plat show and label centerline dimension and street name for Lots 45 & 47 (UDC 8.2.1.J)	Corrected	Verify if the street name will be called "Smugglers Cove Dr" or "Smugglers Cove Dr"	Corrected as Smugglers Cove Dr.	Addressed
5	Plat	On the plat show and label Lot 46 "Non-buildable"(UDC 8.2.1.J)	Will not be label like that since that is not an access lot, that is a common area lot.	Not addressed: Label it on Lot 46 or include Lot 46 on Note 7	This is a common area lot and will have amenities (Pool, Gazebo, etc.). We will not label the lot as "Non-Buildable)".	Understood. Addressed
6	Plat	On the plat show and label the Lots 45 & 47 as "Non-buildable and private access easement." (UDC 8.2.1.J)	It's already in the plat notes. See Note 7	Addressed		
7	Plat	Prior to plat recordation, submit a legal instrument, for a Home Owners Association, for approval by the City Attorney . (UDC 8.1.8)	Understood	Prior to plat recordation		



8	Plat	Prior to plat recordation show and label the document number for Note 7 referencing the restrictive covenants.	Understood	Prior to plat recordation		
9	Plat	Per DS Engineering, Padre Island property exempt from Lot/Acreage fees	Understood	Prior to plat recordation		

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Per Fire Department	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes along Street Frontage	
Streets		No

Fire Hydrants not require for 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	See revised SWQMP	Addressed		
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	Addressed		
3	SWQMP	Including off-site contributions on the pre-development Drainage Plan. Indicate how offsite flows are managed in the final drainage plan (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	See revised SWQMP	Addressed		
4	SWQMP	Provide anticipated flows at existing inlets and show calculations for the inlet capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	See revised SWQMP	Partially addressed, the RCP from the St. Bartholomew inlet to the outfall is 18"	Revised per City Staff Request	Addressed
5	SWQMP	Verify the correct receiving water body is listed. The receiving water appears to be the Gulf of Mexico.	All of plat on this area have used the Laguna Madre. There is a basin called Padre Island however that one is on the draft Master Plan, not adopted.	Not addressed, the flow line of the outfall is 5.79' Land rises to the east toward Laguna Madre and to the north toward Packary Channel. Outflow from this outlet follows the beach access road to the Gulf of Mexico. Standard plat note for the Gulf of Mexico is," The receiving water for the storm water runoff from this property is the Gulf of Mexico. The TCEQ has classified the	Revised per City Staff Request	Addressed
6	SWQMP	Storm water outfall map - show the ultimate outfall into the receiving water.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	See revised SWQMP	Addressed		



7	SWQMP	Plan states runoff flows toward inlets on St Bartholomew Ave. Site plan shows drainage to Winward Ave. as well. Show flow path to proposed inlets.	See revised SWQMP	Addressed		
8	SWQMP	Provide calculated flow at inlets and calculated inlet capacity	See revised SWQMP	Addressed		
9	SWQMP	Basin 3 shows flow to the east and west with contribution to the westward flow from basins 2 and 5. This flow appears to leave the site and flow to the adjacent property. Show how this flow will be managed. (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	See revised SWQMP	Addressed		

#### UTILITIES ENGINEERING

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). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5)). Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water Distribution Standards, Section IV-C).	No, is not required. There are Fire Hydrants along each street that protects the property limits.	Addressed		
2	Plat	No wastewater construction is required for platting.	Understood			

#### SOLID WASTE DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Smuggler's Cove PUD makes no statement of provisions for how Solid Waste will be collected. The density and layout are prohibitive to the services currently available through the City.	This is the first time this comment has been received on any of our plats. This comment should be resolved at construction stage. This is only a plat.	Not Address: We need to know how they intend to have refuse serviced at this location. Contact Tai Apilado Collections Superintendent City of Corpus Christi Solid Waste Services 361-826-1975	Property will have private solid waste services.	Unless they have an approval for private solid waste service the ordinance requires city services. I do not see any reason to approve private service for these lots. If the alley behind the lots is paved we can provide service.

#### 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)	Driveways already approved per PUD zoning case.			
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	Understood			
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	Understood			



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	Understood			
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	Understood			
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	Understood			
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.	Understood			
8	Infor:	The "Street Lighting Plan" shall indicate an 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.	Understood			

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Purpose: Plat property to construct 47 lots for Planned Unit Development 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.	Understood, this comment is for construction phase and the PUD zoning case already has the access layout			
2	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.	No additional fire hydrants will be install.			



3	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.	Understood, this comment is for construction phase and the PUD zoning case already has the access layout	Addressed		
4	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.	Understood, this comment is for construction phase and the PUD zoning case already has the access layout	Addressed		
5	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.	Understood, this comment is for construction phase and the PUD zoning case already has the access layout	Addressed		
6	Plat	Note: Fire access requires the minimum width of the drive at 20 feet unimpeded. The street width is 24 feet wide. Therefore, we would require No Parking- Fire Lane stripping on both sides of the drive.	Understood, this comment is for construction phase and the PUD zoning case already has the access layout	Addressed		
7	Plat	To meet the criteria for Single Family Townhouse use: each townhome is to 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. <b>Further Development Services review is required.</b>	This is a townhome development. That is the reason for each lot. This is a construction phase comment and not plat.	Addressed		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Park fees exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Addressed		
2	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.5 & 8.3.6)	Park fees exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Addressed		
3	Plat	Community Enrichment Fund fee = (0.44 acres) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided <b>\$27,500.00</b>	Park fees exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Addressed		



4	Plat	Park Development Fee (\$200 per unit) = \$200 x 44 units = <b>\$8,800.00</b> (Unplatted lots) (UDC 8.3.5 & 8.3.6)	Description from comment is incorrect since this is a replat of 4 existing platted lots. Park fees exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Addressed		
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REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.	Understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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.

















































