

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#: Four (4)
App Received: 05.19.2021
TRC Meeting Date: 06.10.2021
TRC Comments Sent Date (R1): 06-14-2021
Revisions Received Date (R1): 08.04.2021
Staff Response Date (R2): 08.24.2021
Revisions Received Date (R2): 08.25.2021
Staff Response Date (R3): Deemed eligible to move forward to PC, 08.26.2021
Planning Commission Date: 09.29.2021 (Mailout and legal ad required)

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: 21PL1077

Replat establishing the Portside Subdivision (Lot 30, Block 3, Padre Island Addition, c/o +/-0.66 acres)
Specifically located at 14774 Running Light Drive, generally located at the northwest corner of Running Light and Leeward Drives

Zoned: RS-6; IO (Pending zone change to PUD)

Owner: McJ's and Associates, LLC
Surveyor: Texas Geo Tech Land Surveying, by Jarrel L. Moore

The applicant seeks to replat one vacant lot (Lot 30, Block 3, Padre Island Addition, V.38, P.25-26, Map Records) into 13 single family lots and three (3) common area lots for the purpose of developing a residential

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.02.2021: The plat does NOT close within acceptable engineering standards. At a minimum, error of closure must not be greater than 1:15,000. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Plat has been revised to close within the acceptable engineering standards	Resolved		
2	Plat	Pls revise chord bearing on south east corner of platted area.	Noted.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The proposal appears to facilitate up to 13 single-family residential lots and three (3) non-residential (common area) lots on 0.66 acres, more or less. The property was recently rezoned PUD from RS-6/IO	Noted.			

2	Plat	General Note 6 should be amended to read "Development within the platted area shall adhere to the standards outlined in the governing Portside Planned Unit Development (PUD) as adopted by City Council under Ordinance 21-0000 on [insert date here] and as subsequently amended. Development standards not explicitly addressed in the governing PUD shall comply with those outlined in the Unified Development Code, as amended."	Noted.	Not addressed. Please revise general note 6 as requested. The ordinance number is 032452, and it was adopted on June 8, 2021.	general note 6 has been revised as requested.	Addressed
3	Plat	General Note 9 should include the following additional language: "Resident and guest automobile parking shall not be permitted either inside or in front of a residential lot. Lots 1 through 7 shall not have automobile access to Leeward Drive. The portion of Lot 14 between the automobile parking area and Lot 15 shall be restricted to low speed and utility vehicles and pedestrian use only."	Noted.			
4	Plat	Please change the Director's signature block to a Planning Commission approval block.	Director's signature block has been changed to a Planning Commision approval block.	Revise Planning Commission approval block, Al Raymond's signature line to read "Executive Secretary" instead of "Director..."	Planning Commission approval block revised as requested.	Addressed
5	Plat	Please amend the caption underneath the plat title to read: "An addition to the City of Corpus Christi, Nueces County, Texas, being a replat..."	Caption under plat title has been amended.	OK		
6	Plat	Suggest that you impose a 1-foot-wide non-vehicular access easement (NVAE) from the northeast corner of Lot 16 along Leeward Drive to the inside edge of the site access location along Running Light Drive.	Noted.	Not addressed. Please provide the NVAE as requested.	Pursuant to conversation with staff, a note has been added stating "driveway access onto Leeward Drive is prohibited for lots 1 thru 7."	Addressed

END OF LAND DEV COMMENTS

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Noted.			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Per Water Distribution Standard	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes, Leeward has a buffered trail in the Mobility Plan	
Sidewalks	Yes per Approved PUD	
Streets	Yes per Approved PUD	

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	Noted.	Addressed		
2	Plat	Public Improvements Plans are required for Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Noted.	Addressed		

1	Utility	Water system capacity needs to be verified.	New water lines are proposed to serve the subdivision. Capacity of water system as it relates to fire protection for proposed buildings will be reviewed during the building design stage and accomodations made as needed to provide minimum required pressures for fire sprinkler systems.	Addressed		
2	Utility	2-inch loop back on water line is not acceptable.	water layout has been revised per discussion with City staff. Lot layout was revised as part if this discussion in coordination with utilities department and fire department.	Addressed		
1	SWPCP	Provide a Storm Water Pollution Control Plan as defined in Municipal Code 14-002, per 14-003, and 14-005.	Pollution Control Plan will be submitted with the construction plans as it is associated with development and not platting. If comment meant SWQMP, please note the property is less than 1-acre therefore an SWQMP was not required.	Addressed, submittal with Construction Plans is consistent with the code requirement.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.07.2021: Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Noted.			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Noted.			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informa tional	06.08.2021: The driveway needs to be located on Running Light and not Leeward Drive. The driveway on Leeward Drive is too close to the intersection.	Driveway will be as shown on PUD master site plan approved with PUD zoning.	Concur with response.		
2	Informa tional	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)	Noted.			

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Noted.			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.08.2021 - Note: the requirements for 13 residential lots for single family use will require meeting applicable codes for fire separation and will require further Development Services review. Transient use (less than 30 days) would require a 13D fire sprinkler system to be installed. Note: The original layout of the complex has changed. The one accessible point between lots 4 and 5 will not be adequate to reach lots 10-13 for fire hose layout. An option is to use a portion the common areas of lots 15 and 16 for fire department access meeting the applicable codes below. Another option is to provide fire sprinkler systems (13D) for cabins 8-13.	Noted.			

2	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. Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Noted.			
3	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. 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.	Noted.			
4	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.	Noted.			
5	Plat	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.	Noted.			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.07.2021 - Request 5' U.E. along the West property line and East property line of the plat to bulkhead line	Providing a UE where requested would create potential for issues with eve overhang into an easement which would reduce the buildable area of the lots. Lot 14 in front of the residential lots also acts as a utility easement and can accommodate gas utilities.			

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.07.2021: Dedication requirement = .13 acre.	exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Comment Satisfied		
2	Plat	Cash in lieu of land fees should be calculated at 13.34 x value of an acre = total payment (RE: UDC 8.3.5 Land Dedication)	exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Comment Satisfied		
3	Plat	Park Development Fees: 13 x \$200 = 2,600 (RE: UDC 8.3.5 Park Development Fee)	exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Comment Satisfied		
4	Plat	Parks & Recreation is not responsible for lots 14, 15, 16	exemption per UDC 8.3.3. B. Land Previously owned by PIIC	Parks & Recreation is not responsible for lots 14, 15, 16		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.04.2021 - This final replat is not located along an existing or foreseeably planned CCRTA service route. b.) The area location is too zoomed in to the subject parcel and does not show enough surrounding geographic area.	Noted.			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Rec'd 06.07.2021 - No comment	Noted.			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Noted.			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Noted.			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.07.2021 - No comment	Noted.			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response	Noted.			

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

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.09.2021 - City refuse collection would be available, however the containers would need to be set out on Leeward Dr. With that said, this appears to have 13 units planned, so ordinance will allow them to refuse City service in favor of a contract if they choose to do so.	Noted.			

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.
2. Development fees are not assessed for preliminary plats.