

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#: SR/District 4
App Received: 07/27/2021
TRC Meeting Date: 08/05/2021
TRC Comments Sent Date: 08/09/2021
Revisions Received Date (R1): 08/09
Staff Response Date (R1): 08/23/2021
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 09/29/2021

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: 21PL1112

Padre Escape PUD (Final Replat), 0.52 Acre

Located north of Whitecap Blvd on Leeward Drive, and East of South Padre Island Drive.

Zoned: RM-AT/IO/PUD

Owner: Terry J. Cox.

Surveyor: Hanson Professional Services Inc.

The applicant proposes to plat the property for a PUD development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide ordinance number in note 9	Added in Note 10	Resolved		
2	Plat	Provide basis of bearing note. "Bearings are based on the recorded plat of (Legal Description), a map of which is recorded in Volume XX, Page XX, Map Records of Nueces County, Texas.	Added in Note 2	Resolved		
3	Plat	Update the Development Services Engineering signature certificate/block to read "...approved by the Development Services Engineer ..."	Revised per request	Resolved		
4	Plat	Plat exempt from Development Services fee by agreement with PIIC.	Understood			
5	Plat	Submit HOA prior to recordation.	Understood			
6	Plat	Label private street as access easement				
7	Plat	Submit construction plans of proposed private street prior to final plat approval.				
8	Plat	Provide Restrictive Covenant document number prior to recordation.				

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	See Utility Eng Comments	
Fire Hydrants		No
Wastewater	See Utility Eng Comments	
Manhole	See Utility Eng Comments	
Stormwater	Pending Pollution Control Plan	
Sidewalks	Yes, Leeward Drive is a Collector on the UTP (UDC 8.8.2.A.1.a).	No
Streets		No

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	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	Understood			
		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			
3	PCP	Submit a Pollution Control Plan as defined in Municipal Code 14-1002 for developments less than 1 acre and more than 0.25 acre. (Municipal Code 14-1005.B)	Pollution Prevention Plans are submitted at time of construction they will be in the construction plans that will be submitted to the city at that time.	Resolved.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The existing infrastructure may not support the proposed development. The Water requirements for Fire protection are to provide a minimum of 1500 gpm at 20 psi residual for fire protection (Water Distribution Standards, Section IV, Par A2(a)).	That 6” water line is the existing City infrastructure which is not the responsibility of the developer. The only assessment is that developed lots will be residential and not commercial therefore instead of 1500 GPM the requirement will be 750 GPM.	Resolved.		

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)	Already approved per PUD Master Plan			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Plat	507.5.1 Fire flow for residential zoned areas require 750 GPM with 20 PSI residual, hydrant spacing shall be 600 feet.	Understood			
3	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational.	Understood			
4	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
5	Note	The calculation to the available hydrant on Leeward should be from the hydrant to the rear corner of the building to be constructed on Lot 6. This may be in excess of the required 300 feet.	Understood			
6	Plat	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. Oso Parkway is considered an arterial street.	Understood			
7	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood			
8	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. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			

9	Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood			
10	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.	Understood			
11	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
12	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
13	Plat	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			
14	Plat	Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be 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 parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Understood			
15	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			
16	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			
17	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Fire Chief already gave us an exemption to 167'. Email of approval was attached with the plat submittal.			
18	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood			
19	Plat	Further Development Services review is required.	Understood			
20	Note	(if applicable) To meet the criteria for Single Family Townhouse use: each townhome is to separately be 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.	Understood			

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	Parks & Recreations is not responsible for any common grass areas.				
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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.				
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No provision for solid waste. Street will not work for solid waste vehicles.	Understood			
2	Plat	Concerning dumpster area illustrated on this PUD. The size of the unit does not allow for the proper refusal of services under Sec 21-10(c) of the Corpus Christi Municipal Code. This property may utilize a private dumpster service however it will still be responsible for paying for City solid waste services for under Sec 21-10(b) of the Corpus Christi Municipal Code. If the property owner chooses to use City services, the carts will need to be kept on the property and placed out at the curb of Leeward Dr. on their scheduled collection day. Collection vehicles will not enter the property due to spatial constraints and lack of a turn around. Please ensure this is noted in the PUD language and what the property owner intends to utilize.	Understood			

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.