



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 17, 2023

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

- I. **Call to Order, Roll Call**
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. **Approval of Absences:** Commissioners Mandel, Munoz, and Lerma.
- IV. **Approval of Minutes:**
 1. [23-0811](#) Regular Meeting Minutes of May 3, 2023

Attachments: [5-3-23 Planning Commission DRAFT Meeting Minutes](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A and B)

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [23-0823](#) 23PL1044
MCNORTON SUBDIVISION #2, BLOCK 4, LOTS 12A & 12B
(REPLAT-0.52 ACRES)
Located north of McNorton Rd. and west of Caroline Rd.

Attachments: [CoverPg 23PL1044 McNorton SD #2 Block 4 Lot 12A 12B](#)
[23PL1044 McNorton Sub2 Blk4 Lot12A12BR1](#)
[McNorton Sub #2, B4, Lo12A&B R1plat](#)
3. [23-0874](#) 23PL1032-CONDITIONAL
WHITECAP (FINAL - Unit 1B 12.86 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1032 Whitecap Unit 1B](#)
[Whitecap Unit 1B Comments Combined 1](#)
[WCNPI.02.Unit1B.FinalPlat](#)
4. [23-0875](#) 23PL1037-CONDITIONAL
WHITECAP (FINAL - Unit 1A 5.61 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1037 Whitecap Unit 1A](#)
[Whitecap Unit 1A Comments Combined 1](#)
[WCNPI.02.Unit1A.FinalPlat.r1](#)
5. [23-0876](#) 23PL1038-CONDITIONAL
WHITECAP (FINAL - Unit 1C 4.87 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1038 Whitecap Unit 1C](#)
[Whitecap Unit 1C Comments Combined 1](#)
[WCNPI.1C.FinalPlat](#)

6. [23-0877](#) 23PL1039-CONDITIONAL
WHITECAP (FINAL - Unit 1D 11.33 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1039 Whitecap Unit 1D](#)
[Whitecap Unit 1D Comments Combined 1](#)
[WCNPI.1D.FinalPlat](#)

7. [23-0878](#) 23PL1040-CONDITIONAL
WHITECAP (FINAL - Unit 1E 21.24 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1040 Whitecap Unit 1E](#)
[Whitecap Unit 1E Comments Combined 1](#)
[WCNPI.1E.FinalPlat](#)

B. New Zoning

8. [23-0836](#) **Public Hearing- Rezoning for property located at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33).**
Zoning Case No. 0423-03 Agape Ranch, (District 3).
Ordinance rezoning a property at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33) from the interim "FR" Farm Rural District, established upon annexation, to the "RS-6 Single-Family 6 District. Providing for a penalty not to exceed \$2,000 and publication.
- Attachments:** [0423-03 Agape Ranch_Zoning Report](#)
[0423-03 Agape Ranch_PC Presentation](#)

VI. Briefing: United Development Code Update

9. [23-0871](#) Unified Development Code Update Briefing - Zoning
Attachments: [Agenda Memo - UDC Update Briefing 5.17.23](#)
[CC UDC Zoning PC Briefing PPT](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, May 3, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call.

Chairman Zarghouni called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting; with Commissioners Mandel, Munoz, and Lerma absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences. Vice Chairman Miller and Commissioner Munoz.

A motion was made by Commissioner York to approve the absences and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

IV. Approval of Minutes:

1. [23-0765](#) Regular Meeting Minutes of April 19, 2023

A motion was made by Vice Chairman Miller to approve the minutes listed above and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

V. Consent Public Hearing: Discussion and Possible Action (Item A)

A. Plats

Chairman Zarghouni stated he would be abstaining from Item 5.

Mark Orozco, Development Services, read Consent Agenda items 2, 3, and 4 into the record as shown below; plat items 2, 3, and 4. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner Salazar Garza asked if there is enough drainage provided for the Whitecap Preliminary Unit 1A.

Commissioner York stated there is a general drainage plan submitted, and they will have to submit full construction designs at a later stage.

Nina Nixon- Mendez, Assistant Director, stated they would be required to build to flood

plain standards.

After Staff's presentation, Chairman Zarghouni opened the Public Hearing.

Hearing no Public Comments, Chairman Zarghouni closed the Public Hearing.

A motion was made by Vice Chairman Miller to approve the Consent Items 2, 3, and 4 as presented by staff and seconded by Commissioner York. The Vote: All Aye. The motion passed.

Mark Orozco, Development Services, read Consent Agenda item 5 into the record as shown below; plat item 5. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner York asked why this item was individually considered since staff recommends approval.

Nina Nixon-Mendez, Assistant Director, stated in the past, if it exceeds three or four extensions, as a courtesy it is presented to the Commission. Cost estimates have been provided and an updated application has been requested.

After Staff's presentation, Vice Chairman Miller opened the Public Hearing.

Hearing no Public Comments, Vice Chairman Miller closed the Public Hearing.

A motion was made by Commissioner York to approve Consent Item 5 as presented by staff and seconded by Commissioner Motaghi. The Vote: Aye: Vice Chairman Miller, Commissioners York, Salazar-Garza, Motaghi, and Hedrick. Abstain: Chairman Zarghouni. The motion passed.

2. [23-0729](#) 23PL1033-CONDITIONAL
WHITECAP (PRELIMINARY-Unit 1A, 1B, 1C, 1D, 1E 241.84 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.
3. [23-0723](#) 23PL1024
PEARSON ADDITION, BLOCK 2, LOT 6 (REPLAT-.25 ACRES)
Located north of Pearson St. and east of Waldron Rd.

Time Extension

4. [23-0764](#) 22PL1091-FIRST REQUEST
SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT-10.006 ACRES)
Located north of Saratoga Boulevard and west of Norchester Street.

VI. Public Hearing: Discussion and Possible Action (Item B)

B. Time Extension

5. [23-0784](#) 19PL1096-6th REQUEST
WESTWOOD HEIGHTS UNIT 4 (FINAL-9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment:

There being no further business to discuss, the meeting adjourned at 5:40 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 17, 2023**

PROJECT: 23PL1044

MCNORTON SUBDIVISION #2, BLOCK 4, LOTS 12A & 12B (REPLAT-0.52 ACRES)
Located north of McNorton Rd. and west of Caroline Rd.

Zoned: RS-6

Owner: Robert Edward Trevino and Mary Trevino

Surveyor: Texas Geo Tech-Jarrel Moore

The applicant proposes to plat the property to make two lots from one lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

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#: MZ / 1

App Received: 4/26/23

TRC Meeting Date: 5/4/23

TRC Comments Sent Date: 5/8/23

Revisions Received Date (R1): 5/8/23

Staff Response Date (R1): 5/8/23

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5/17/23

Comments all addressed
PC date set

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: 23PL1044

McNorton Subdivision #2, Block 4, Lots 12A &12B (Replat-- 0.52 ACRES)

Located north of McNorton Rd. and west of Caroline Rd.

Zoned: RS-6

Owner: Robert Edward Trevino and Mary Trevino

Surveyor: Texas Geo Tech - Jarrel Moore

The applicant proposes to plat the property to make two lots from one lot.

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)	NOTED	Addressed		
2	Plat	Northern adjacent lot volume and page information is incorrect. Refer to V69 Pg811 MRNCT.	DONE	Addressed		
3	Plat	All blocks are to be labeled on the plat area, preferably using a circled number.	DONE	Addressed		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Make plat boundary line thicker.	DONE	Addressed		
2	Plat	Label lots as Block 4 with circled number.	DONE	Addressed		
3	Plat	Change Page number on adjoining lots for McNorton SD No. 2 to 31.	DONE, THANKS	Addressed		
4	Plat	Spelling error on plat note 5. Spellcheck document.	DONE	Addressed		
5	Fees	Single Family Water Lot Fees: 1 x 220.22 = \$220.22	NOTED	Prior to Recordation		
6	Fees	Single Family WasteWater Lot Fees: 1 x 475.33 = \$475.33	NOTED	Prior to 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?			
Water		No, existing	Accepted
Fire Hydrants		No, existing	Accepted
Wastewater		No, existing	Accepted
Manhole		No, existing	Accepted
Stormwater		No, existing	Accepted
Sidewalks		No, existing	Accepted
Streets		No, existing	Accepted

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	No comments.	NOTED	Accepted		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	NOTED	Addressed		
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	NOTED	Addressed		

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment	NOTED			

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed		

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

STATE OF TEXAS
COUNTY OF NUECES

WE, ROBERT EDWARD TREVINO AND MARY MAGDALENA TREVINO, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2023.

ROBERT EDWARD TREVINO, OWNER

MARY MAGDALENA TREVINO, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
ROBERT EDWARD TREVINO AND MARY MAGDALENA
TREVINO

THIS THE_____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS
PLANNING COMMISSION.

THIS THE_____ DAY OF _____ 2023.

KAMRAN ZARGHOUN
CHAIRMAN

AL RAYMOND III. AIA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED
BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS
CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2023.

BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

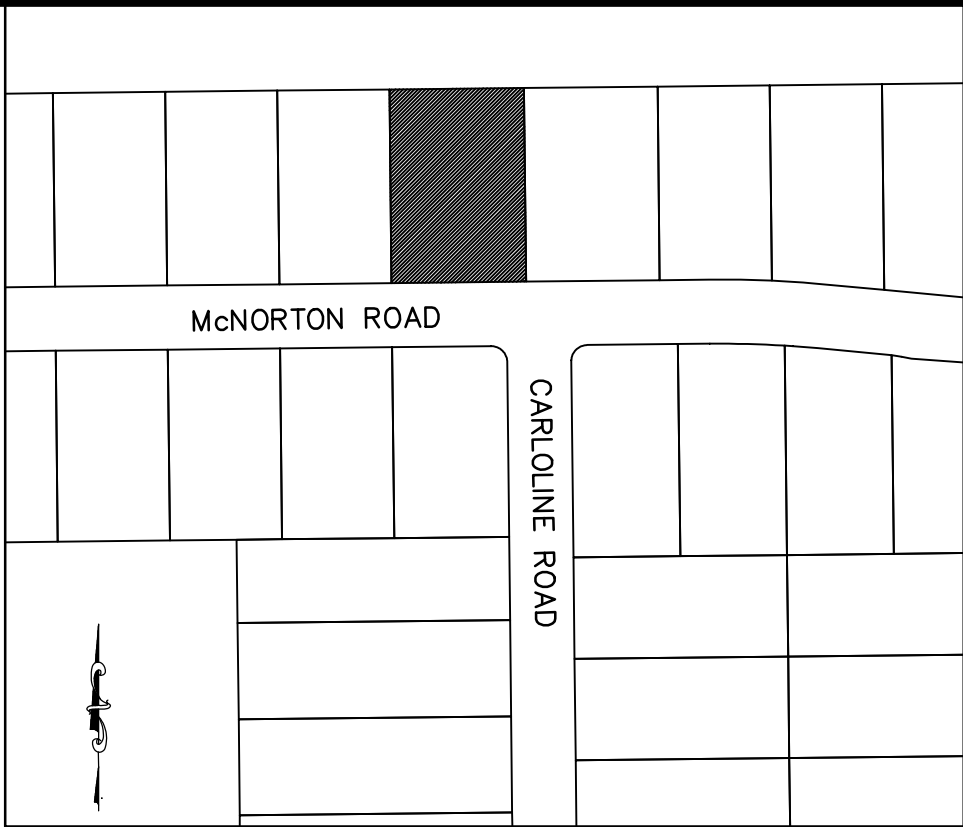
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,
TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____
DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS
FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2023, AT
_____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF
_____, 2023, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE
_____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 2023

BY: _____ DEPUTY

PLAT OF:
McNORTON SUBDIVISION UNIT 2
BLOCK 4, LOTS 12A AND 12B
BEING A RE-PLAT OF LOT 12, BLOCK 4 OF THE McNORTON SUBDIVISON UNIT 2,
RECORDED IN VOLUME 11, PAGE 31 OF THE MAP RECORDS OF NUECES COUNTY,
TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

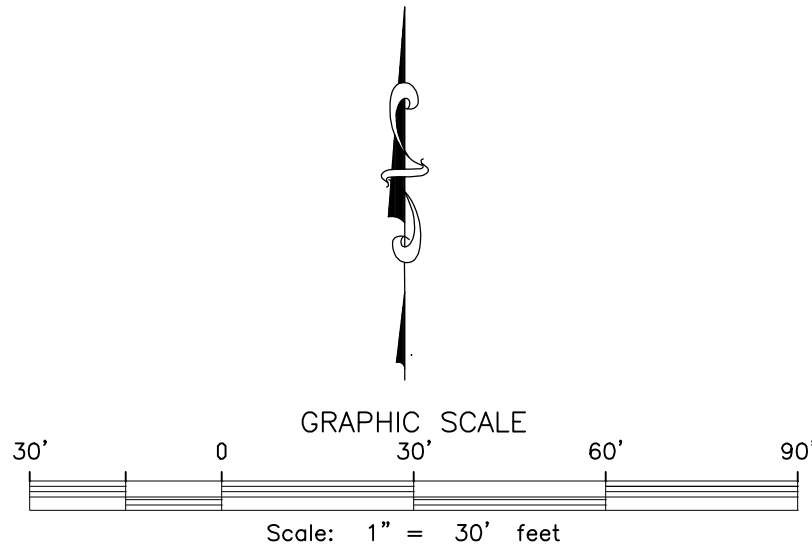
- 1) THE TOTAL PLATTED AREA CONTAINS 0.52 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0285G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD;
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FROM THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 6) 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)

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2023.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 230411
MAY 08, 2023

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 17, 2023**

PROJECT: 23PL1032-CONDITIONAL

WHITECAP (FINAL - Unit 1B 12.86 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All outstanding comments shall be satisfied prior to recordation.

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#: MJO/#4

App Received: 4-7-23

TRC Meeting Date: Not sent to TRC

Comments Sent Date: 5-12-23

Revisions Received Date (R1):

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-17-23

All Plat comments are Conditional

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: 23PL1032

WHITECAP (FINAL - Unit 1B 12.86 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify boundary closes.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision. and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements " May need to add				
2	Plat	Navigationl waters as the property is private				
3	Plat	Label 10'YR on Block 6, 7, 8 & 9				
4	Plat	Label 5' UE on Block 9				
4	Plat	Label 10' YR and 5' UE's within inset plans.				
		Provide and label half street distance to property from Aquarius Street.				

5	Plat	Label Private parks as "Private Park" on the plat. Plat note 11 should consider having parks as Non buildable.				
6	Plat	Provide printed names for PC Chairman, Kamran Zarghouni and PC Secretary, Al Raymond, AIA on PC signature certificate.				
7	Plat	Not finding Vice President, Jennifer Hoff on Texas Secretary of State filings. Verify ownership on ownership certificate for Nueces County Appraisal District approval.				
8	Plat	Provide acreage for Navigational Waters. Indicate maintenance responsibility.				
9	Plat	Provide and label remaining acreage for unplatted Navigational waters.				
10	Plat	Show and label 7.5' Easement (Vol 1575 Pg 1037). Easement to be closed by separate document will be required prior to Final plat recording. Provide closing document number on plat.				
11	Plat	Indicate what B.H. Line indicates.				
12	Plat	Provide a plat note, "All Parks are Private, regardless of Openness to the Public, and are to be maintained by the HOA"				
13	Plat	See Preliminary plat Conditional comments on second worksheet.				
14	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
15	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
16	Plat	Correct unit number in note 2 to match final plat unit number				
17	Plat	Building elevations shall be per IDM and City codes/ordinances.				
18	Plat	Note identifying the navigable waterways as "waters of the United States" and maintenance of banks and bulkheads are the responsibility of the HOA.				

DEVELOPMENT SERVICES ENGINEERING				
Action		Yes	No	
UDC Sect. 8.1.4	Public/Private Infrastructure Required? (To be installed prior to plat recordation)	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:		
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
		There are ongoing conversations with CCW and Public Works on the design and future maintenance of the new public/private infrastructure. Lots may need to be adjusted depending on final infrastructure design.			

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.

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#: MJO/#4

App Received: March 30, 2023

TRC Meeting Date: April 6, 2023

TRC Comments Sent Date: April 7, 2023

Revisions Received Date (R1): 4-13-23

Staff Response Date (R1): 4/18/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

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: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use 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)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adajacent properties.	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		

10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		
11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmarias Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		

32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		

34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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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?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final 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	Acknowledged. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

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 (UDC 7.1.7)	Acknowledged.	Addressed.		
2	Informational:	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	Acknowledged. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
4	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
5	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
6	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
7	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. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	The "Street Lighting Plan" shall indicate all 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.	Acknowledged.	To be addressed on Public Improvement plans.		
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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	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged.	To be addressed on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	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.	Acknowledged.	To be addressed with Site Development		
8	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.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 supply.	Acknowledged.	To be addressed with Site Development		

10	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.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): 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.	Acknowledged.	To be addressed with Site Development		
12	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.	Acknowledged.	To be addressed with Site Development		
13	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.	Acknowledged.	To be addressed with Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	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.	Acknowledged.	To be addressed with Site Development		
16	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.	Acknowledged.	To be addressed with Site Development		
17	Note	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.	Acknowledged.	To be addressed with Site Development		
18	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.	Acknowledged.	To be addressed with Site Development		

19	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.	Acknowledged.	To be addressed with Site Development		
20	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.	Acknowledged.	To be addressed with Site Development		
21	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.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius dimensions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: 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.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be 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.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

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

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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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	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

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.

STATE OF TEXAS
COUNTY OF NUECES
We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this ____ day of _____, 20____.

Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF NUECES
Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the ____th day of _____, 20____. 21PL1036

Chairman

Secretary

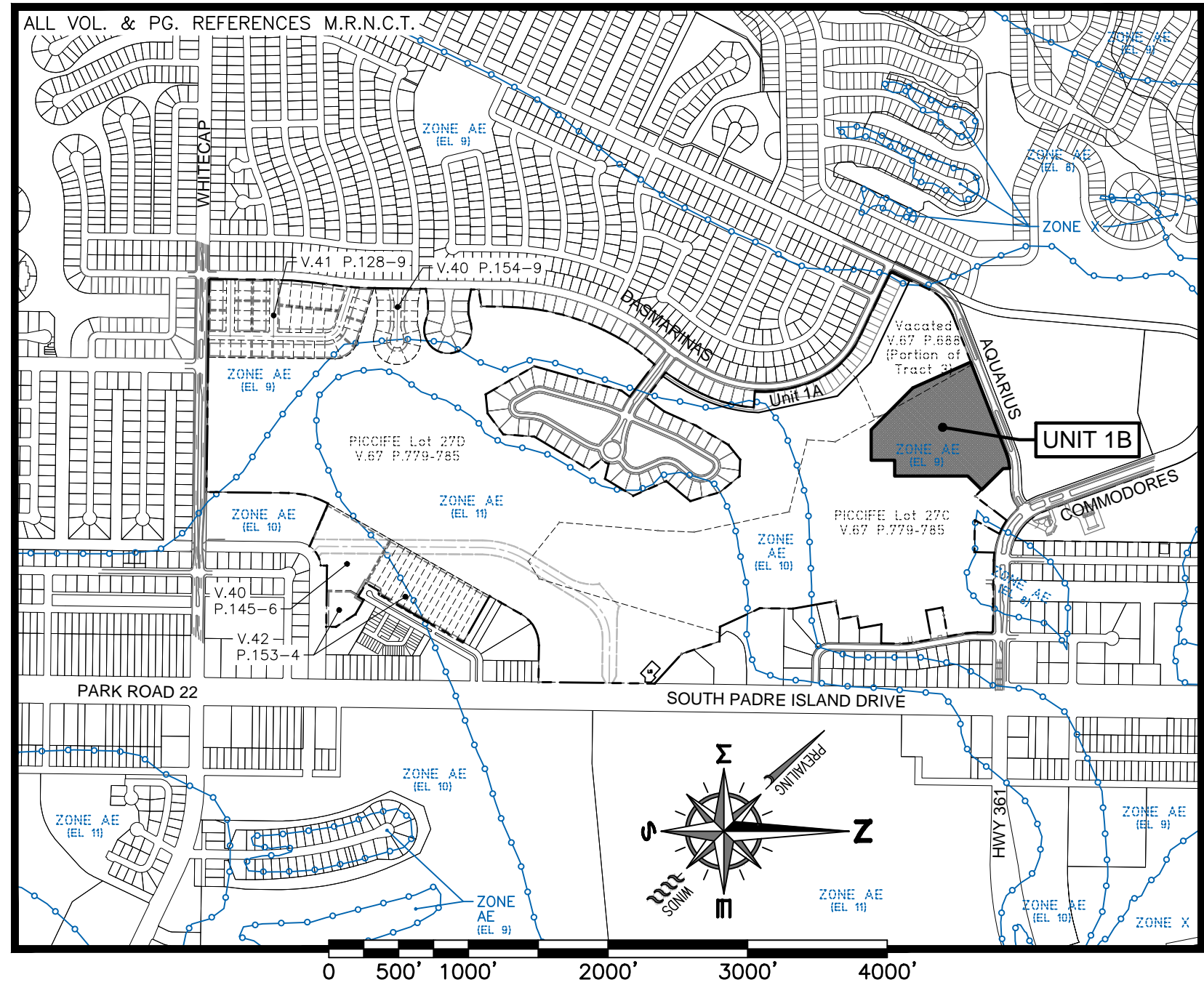
STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of WHITECAP NORTH PADRE ISLAND Unit 1B

Page 1 of 2

BEING 12.855 ACRES OUT OF A PORTION OF TRACT 27C OF THE PADRE ISLAND – CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779–785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 24–33, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154–159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10–11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.I.C.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183–184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 688, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 12.855 ACRES ALSO BEING A PORTION OF TRACT 3 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4), SAVE & EXCEPT 3.766 ACRES OF A 80–FOOT WIDE STREET TRACT, ALSO KNOWN AS 'AQUARIUS STREET RE–ALIGNMENT', RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.



LJA
LJA ENGINEERING
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TBPE FIRM REG. NO. F-1386
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Corpus Christi, Texas 78411
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NOTES

- TOTAL PLATTED AREA IS 12.855 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1A AS ZONE AE WITH FLOOD ELEVATION 9 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5–FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
- BLOCK 5, LOTS 1 & 2; BLOCK 6, LOTS 1 & 21; BLOCK 7, LOT 1; BLOCK 8, LOTS 1, 6, 11, 12, 17, & 22; AND BLOCK 9, LOTS 1, 2, & 7; ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FRONT YARD REQUIREMENTS SHALL BE 10–FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15–FT FROM GARAGE ENTRANCE TO STREET RIGHT–OF–WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF NUECES
I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WATER'S EDGE at KITTY HAWK, Unit 3, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20____ at ____ o'clock ____m. and duly recorded in Volume ____, Page(s) ____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

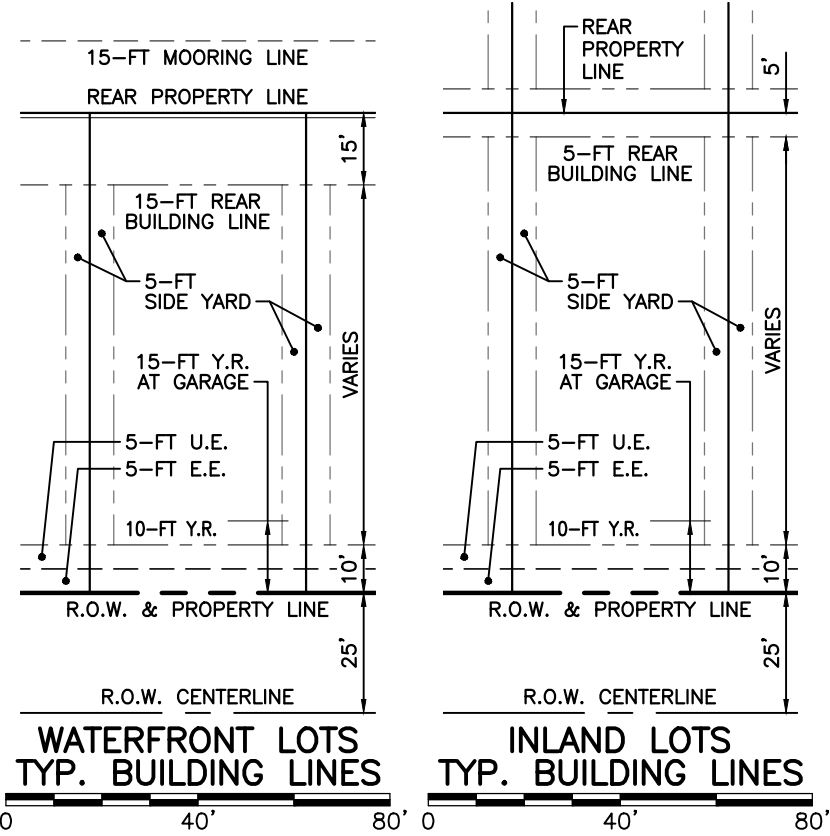
STATE OF TEXAS
COUNTY OF NUECES
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 20____.

Albert E. Franco Jr., R.P.L.S. #4471

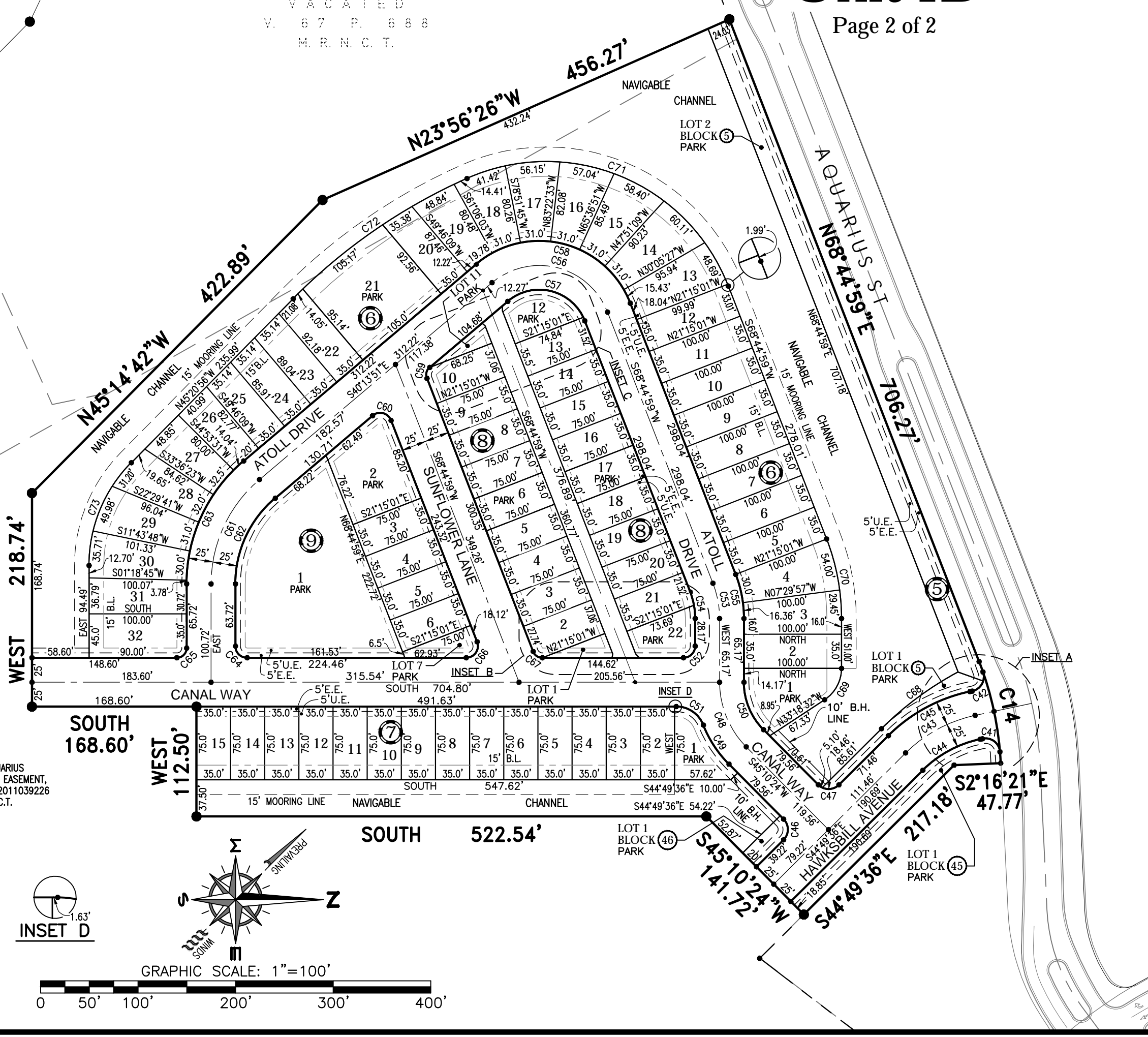
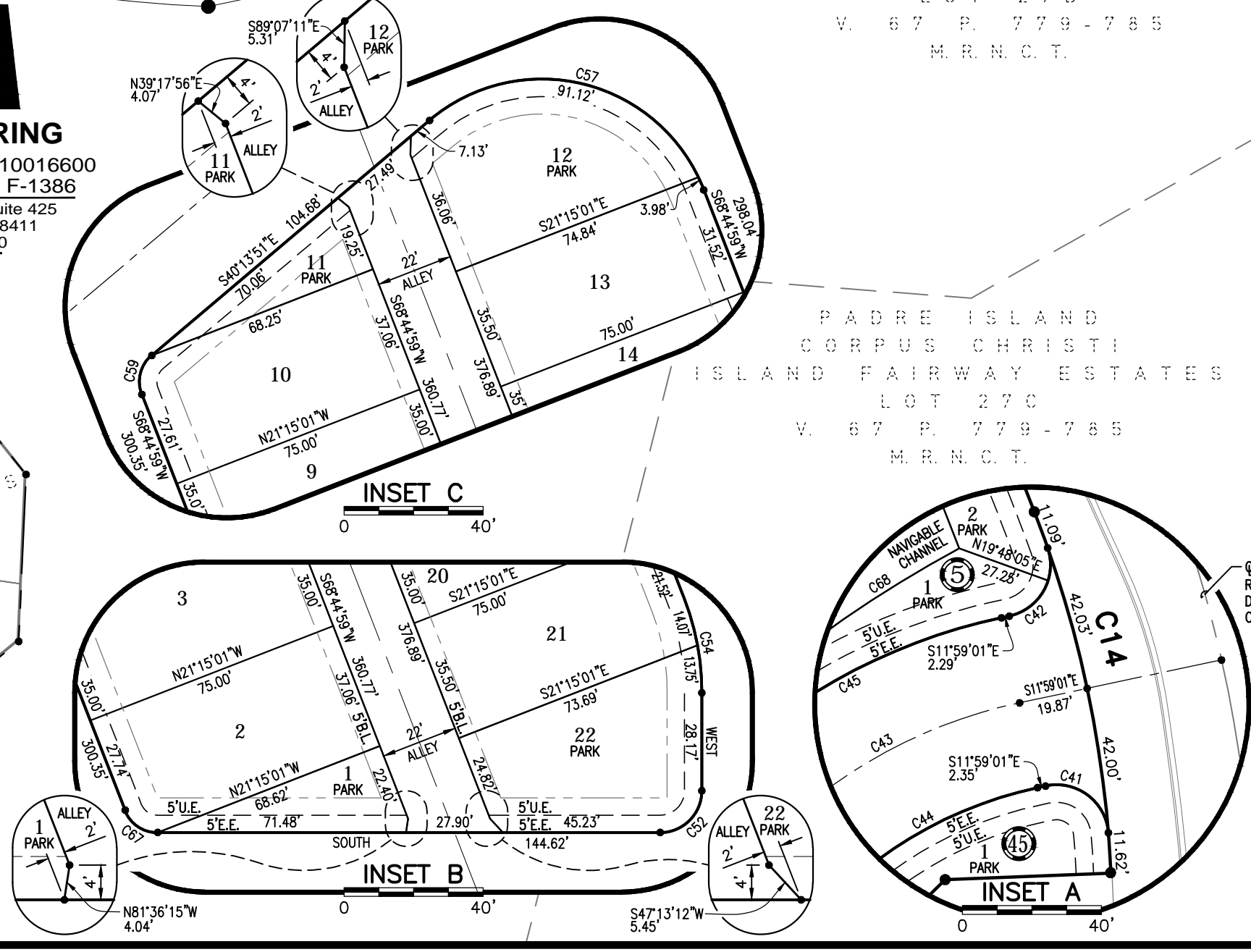
CURVE DATA											
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	Δ	RADIUS	LENGTH	CH. BEARING
C14	18°31'58"	330.00'	106.74'	53.84'	106.28'	N78°00'59"E	C57	108°58'50"	50.00'	95.10'	S14°15'34"W
C41	97°14'59"	15.00'	25.46'	17.03'	22.51'	S36°38'29"W	C58	108°58'50"	100.00'	190.21'	S14°15'34"W
C42	97°20'28"	15.00'	25.48'	17.06'	22.53'	S60°39'15"E	C59	71°01'10"	10.00'	12.40'	S75°44'26"E
C43	32°50'35"	143.00'	81.97'	42.15'	80.85'	S28°24'18"E	C60	108°58'50"	12.00'	22.82'	S14°15'34"W
C44	32°50'35"	118.00'	67.64'	34.78'	66.72'	S28°24'18"E	C61	49°46'09"	140.00'	121.61'	S65°06'56"E
C45	32°50'35"	168.00'	96.30'	49.51'	94.99'	S28°24'18"E	C62	49°46'09"	115.00'	99.89'	S65°06'56"E
C46	90°00'00"	15.00'	23.56'	15.00'	21.21'	N89°49'36"W	C63	49°46'09"	165.00'	143.32'	S65°06'56"E
C47	90°00'00"	15.00'	23.56'	15.00'	21.21'	S00°10'24"W	C64	90°00'00"	12.00'	18.85'	N45°00'00"E
C48	44°49'36"	94.00'	73.54'	38.77'	71.68'	S67°35'12"W	C65	90°00'00"	10.00'	15.71'	S45°00'00"E
C49	23°09'55"	119.00'	48.11'	24.39'	47.79'	S56°45'21"W	C66	111°15'01"	12.00'	23.30'	N55°37'31"W
C50	44°49'36"	69.00'	53.98'	28.46'	52.62'	S67°35'12"W	C67	68°44'59"	10.00'	6.84'	S34°22'30"W
C51	68°20'19"	30.00'	35.78'	20.36'	33.70'	S34°10'09"W	C68	16°39'57"	336.49'	97.88'	N36°29'38"W
C52	90°00'00"	12.00'	18.85'	12.00'	16.97'	N45°00'00"W	C69	56°41'28"	38.50'	38.09'	N61°39'16"W
C53	21°15'01"	100.00'	37.09'	18.76'	36.88'	S79°22'29"W	C70	21°15'01"	225.00'	83.45'	S79°22'30"W
C54	21°15'01"	75.00'	27.82'	14.07'	27.66'	S79°22'30"W	C71	92°45'43"	200.00'	323.80'	S22°22'08"W
C55	21°15'01"	125.00'	46.36'	23.45'	46.10'	S79°22'30"W	C72	21°20'12"	585.00'	217.85'	S34°40'50"E
C56	108°58'50"	75.00'	142.66'	105.11'	122.10'	S14°15'34"W	C73	44°39'04"	150.00'	116.90'	S67°40'28"E

LOT AREAS									BK: BLOCK		PK: PARK	
BK	LOT	SF	BK	LOT	SF	BK	LOT	SF	BK	LOT	SF	
5	1 PK	2,459 SF	6	19	3,356 SF	7	7	2,625 SF	8	12 PK	2,859 SF	
	2 PK	17,219 SF		20	3,157 SF		8	2,625 SF		13	2,662 SF	
1 PK	4,617 SF	21 PK		10,020 SF	9		2,625 SF	14		2,625 SF		
2	3,500 SF	22		3,280 SF	10		2,625 SF	15		2,625 SF		
3	3,891 SF	23		3,171 SF	11		2,625 SF	16		2,625 SF		
4	4,200 SF	24		3,062 SF	12		2,625 SF	17 PK		2,625 SF		
5	3,500 SF	25		2,952 SF	13		2,625 SF	18		2,625 SF		
6	3,500 SF	26		3,041 SF	14		2,625 SF	19		2,625 SF		
7	3,500 SF	27		3,303 SF	15		2,625 SF	20		2,625 SF		
8	3,500 SF	28		3,688 SF	1 PK		911 SF	21		2,656 SF		
9	3,500 SF	29		4,004 SF	2		2,763 SF	22 PK		2,664 SF		
10	3,500 SF	30		3,960 SF	3		2,625 SF	1 PK		23,578 SF		
11	3,500 SF	31		3,565 SF	4		2,625 SF	2 PK		6,619 SF		
12	3,500 SF	32		4,479 SF	5		2,625 SF	3		2,625 SF		
13	4,034 SF	1 PK		3,015 SF	6 PK		2,625 SF	4		2,625 SF		
14	4,226 SF	2		2,625 SF	7		2,625 SF	5		2,625 SF		
15	3,915 SF	3		2,625 SF	8		2,625 SF	6		2,625 SF		
16	3,679 SF	4		2,625 SF	9		2,625 SF	7 PK		1,511 SF		
17	3,530 SF	5		2,625 SF	10		2,762 SF	45		1 PK	5,230 SF	
18	3,477 SF	6		2,625 SF	11 PK		797 SF	46		1 PK	1,036 SF	



Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1B
Page 2 of 2

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TBPE FIRM REG. NO. F-1386
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FILE NAME: PLAT\CLIENTS\UNIMOND BECH HOLDINGS, LLC - 988\2143 Whitecap Unit 1B.dwg Date: 10/19/2023 9:38 am

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 17, 2023**

PROJECT: 23PL1037-CONDITIONAL

WHITECAP (FINAL - Unit 1A 5.61 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to develop a 23 Residential lot subdivision with a mixed use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All outstanding comments shall be satisfied prior to recordation.

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#: MJO/#4

App Received: 4-7-23

TRC Meeting Date: Not sent to TRC

Comments Sent Date: 5-12-23

Revisions Received Date (R1):

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-17-23

All Plat comments are Conditional

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: 23PL1037

WHITECAP (FINAL - Unit 1A 5.61 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to develop a 23 Residential lot subdivision with a mixed use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify boundary closes.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision. and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements " May need to add Navigational waters as the property is private				
2	Plat	Provide and label centerline of Dasmariñas Drive and Crown Royal.				

3	Plat	Provide half distance from Dasmarinas centerline to Property.				
4	Plat	Label Block 15, Lot 26 as per Prelim Plat. Label as "Private Park".				
5	Plat	Provide another rear 15' YR label for properties near intersection.				
6	Plat	Provide printed names for PC Chairman, Kamran Zarghouni and PC Secretary, Al Raymond, AIA on PC signature certificate.				
7	Plat	Not finding Vice President, Jennifer Hoff on Texas Secretary of State filings. Verify ownership on ownership certificate for Nueces County Appraisal District approval.				
8	Plat	Provide acreage for Navigational Waters. Indicate maintenance responsibility.				
9	Plat	Provide and label remaining acreage for unplatted Navigational waters.				
10	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
11	Plat	Provide a plat note, "All Parks are Private, regardless of Openness to the Public, and are to be maintained by the HOA"				
12	Plat	See Preliminary plat Conditional comments on second worksheet.				
13	Plat	Correct unit number in note 2 to match final plat unit number				
14	Plat	Building elevations shall be per IDM and City codes/ordinances.				
15	Plat	Note identifying the navigable waterways as "waters of the United States" and maintenance of banks and bulkheads are the responsibility of the HOA.				

DEVELOPMENT SERVICES ENGINEERING				
Action		Yes	No	
UDC Sect. 8.1.4	Public/Private Infrastructure Required? (To be installed prior to plat recordation)	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:		
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response

1	Plat	There are ongoing conversations with CCW and Public Works on the design and future maintenance of the new public/private infrastructure. Lots may need to be adjusted depending on final infrastructure design.				
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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.

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#: MJO/#4

App Received: March 30, 2023

TRC Meeting Date: April 6, 2023

TRC Comments Sent Date: April 7, 2023

Revisions Received Date (R1): 4-13-23

Staff Response Date (R1): 4/18/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

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: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use 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)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adajacent properties.	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		

10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		
11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmarias Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		

32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		

34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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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?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final 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	Acknowledged. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

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 (UDC 7.1.7)	Acknowledged.	Addressed.		
2	Informational:	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	Acknowledged. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
4	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
5	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
6	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
7	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. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	The "Street Lighting Plan" shall indicate all 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.	Acknowledged.	To be addressed on Public Improvement plans.		
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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	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged.	To be addressed on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	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.	Acknowledged.	To be addressed with Site Development		
8	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.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 supply.	Acknowledged.	To be addressed with Site Development		

10	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.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): 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.	Acknowledged.	To be addressed with Site Development		
12	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.	Acknowledged.	To be addressed with Site Development		
13	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.	Acknowledged.	To be addressed with Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	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.	Acknowledged.	To be addressed with Site Development		
16	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.	Acknowledged.	To be addressed with Site Development		
17	Note	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.	Acknowledged.	To be addressed with Site Development		
18	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.	Acknowledged.	To be addressed with Site Development		

19	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.	Acknowledged.	To be addressed with Site Development		
20	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.	Acknowledged.	To be addressed with Site Development		
21	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.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius dimensions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: 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.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be 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.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

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

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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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	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

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.

STATE OF TEXAS
COUNTY OF NUECES

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1A; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this ____ day of _____, 20____.

Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the ____th day of _____, 20____.

Chairman

Secretary

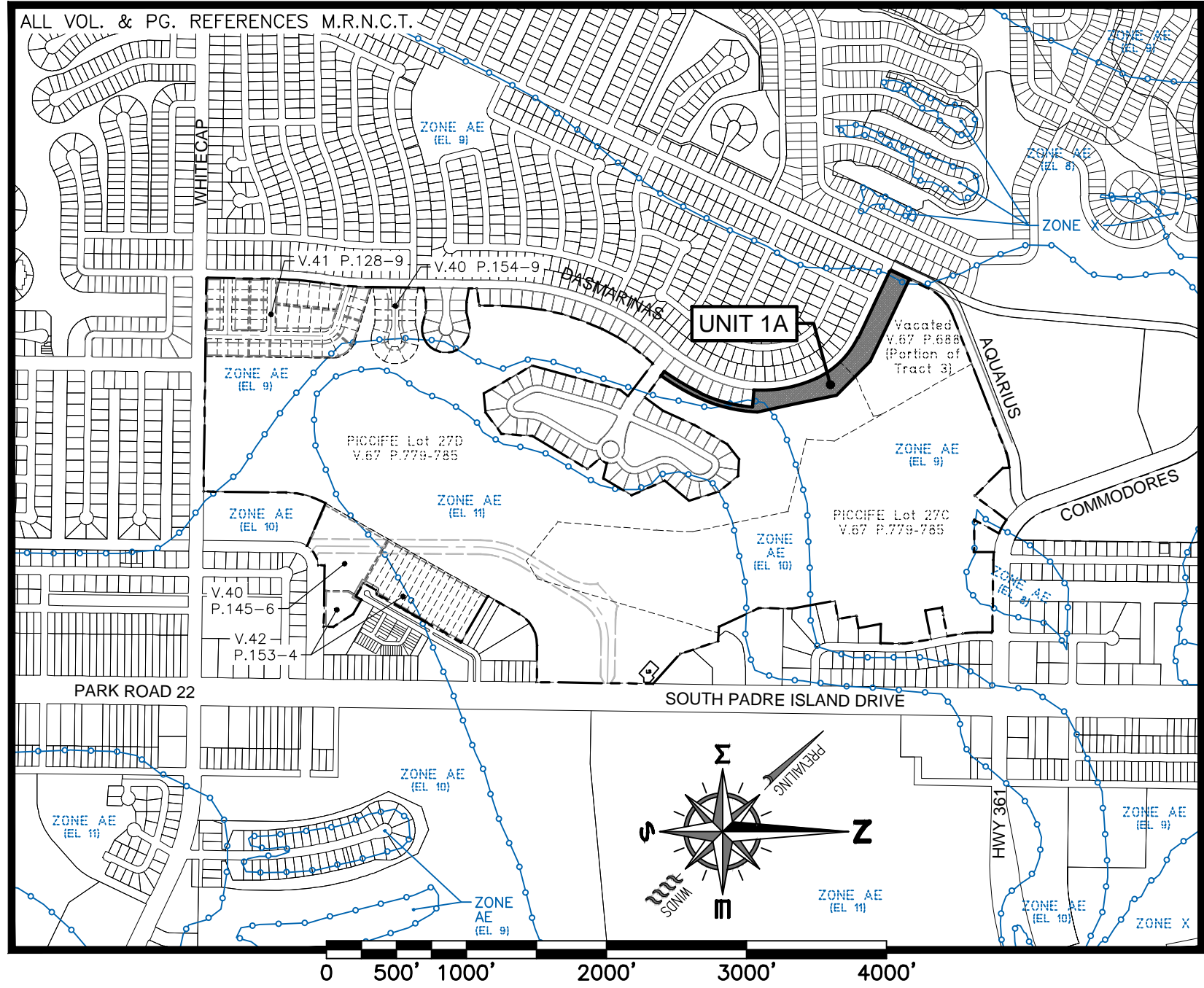
STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1A
Page 1 of 2

BEING 5.608 ACRES OUT OF A PORTION OF TRACT 27D OF THE PADRE ISLAND – CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779–785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 24–33, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154–159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10–11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.I.C.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183–184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 688, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 5.608 ACRES ALSO BEING A PORTION OF TRACT 3 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4), SAVE & EXCEPT 3.766 ACRES OF A 80–FOOT WIDE STREET TRACT, ALSO KNOWN AS 'AQUARIUS STREET RE–ALIGNMENT', RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.





LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
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NOTES

- TOTAL PLATTED AREA IS 5.608 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1A AS ZONE AE WITH FLOOD ELEVATIONS 9 AND 10, AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATIONS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5–FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
- BLOCK 1, LOTS 2 AND 26 ARE PUBLIC PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BLOCK 1, LOT 27 IS A PRIVATE PARK TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO DRIVEWAY ACCESS SHALL BE PERMITTED TO AQUARIUS DRIVE.
- FRONT YARD REQUIREMENTS SHALL BE 10–FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS THIS SHEET. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15–FT FROM GARAGE ENTRANCE TO STREET RIGHT–OF–WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS.

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1A, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20____ at ____ o'clock ____m. and duly recorded in Volume ____, Page(s) ____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

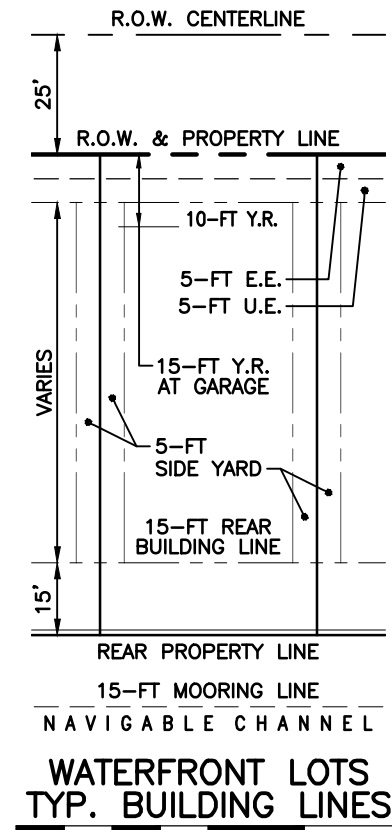
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 20____.

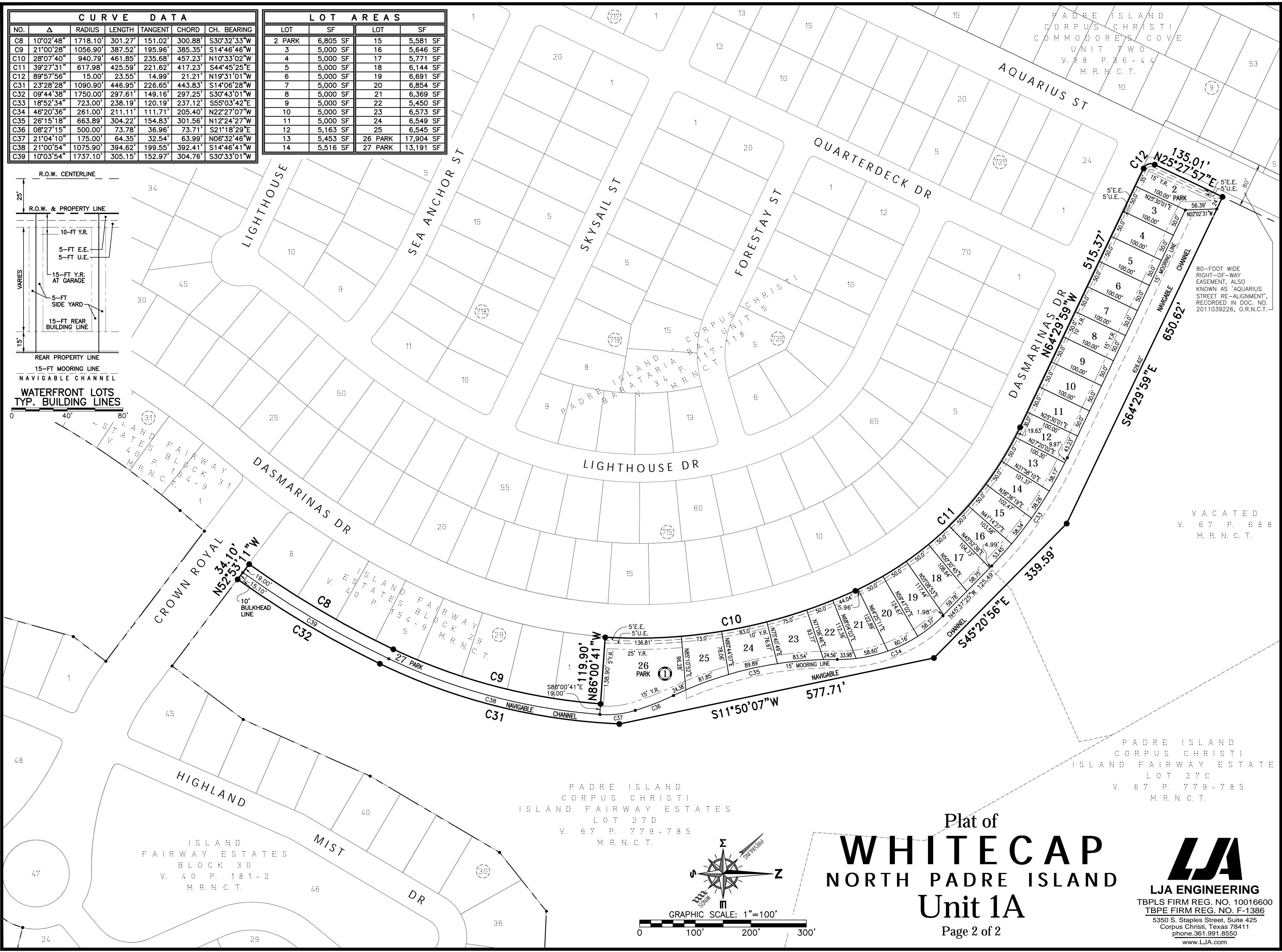
Albert E. Franco Jr., R.P.L.S. #4471

CURVE DATA						
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C8	10°02'48"	1718.10'	301.27'	151.02'	300.88'	S30°32'33"W
C9	21°00'28"	1056.90'	387.52'	195.96'	385.35'	S14°46'46"W
C10	28°07'40"	940.79'	461.85'	235.68'	457.23'	N10°33'02"W
C11	39°27'31"	617.98'	425.59'	221.62'	417.23'	S44°45'25"E
C12	89°57'56"	15.00'	23.55'	14.99'	21.21'	N19°31'01"W
C31	23°28'28"	1090.90'	446.95'	226.65'	443.83'	S14°06'28"W
C32	09°44'38"	1750.00'	297.61'	149.16'	297.25'	S30°43'01"W
C33	18°52'34"	723.00'	238.19'	120.19'	237.12'	S55°03'42"E
C34	46°20'36"	261.00'	211.11'	111.71'	205.40'	N22°27'07"W
C35	26°15'18"	663.89'	304.22'	154.83'	301.56'	N12°24'27"W
C36	08°27'15"	500.00'	73.78'	36.96'	73.71'	S21°18'29"E
C37	21°04'10"	175.00'	64.35'	32.54'	63.99'	N06°32'46"W
C38	21°00'54"	1075.90'	394.62'	199.55'	392.41'	S14°46'41"W
C39	10°03'54"	1737.10'	305.15'	152.97'	304.76'	S30°33'01"W

LOT AREAS			
LOT	SF	LOT	SF
2 PARK	6,805 SF	15	5,581 SF
3	5,000 SF	16	5,646 SF
4	5,000 SF	17	5,771 SF
5	5,000 SF	18	6,144 SF
6	5,000 SF	19	6,691 SF
7	5,000 SF	20	6,854 SF
8	5,000 SF	21	6,369 SF
9	5,000 SF	22	5,450 SF
10	5,000 SF	23	6,573 SF
11	5,000 SF	24	6,549 SF
12	5,163 SF	25	6,545 SF
13	5,453 SF	26 PARK	17,904 SF
14	5,516 SF	27 PARK	13,191 SF



RE: MAKE EXISTING DIAMOND BEACH HOLDINGS, LLC - 988-21143 Waves Resort(CAD) Padre(Final) Unit 1A (F) Plat 1A.dwg dpterson Thu, Mar 30 2023 @ 8:53 am



Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1A

Page 2 of 2

LJA
LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
www.LJA.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 17, 2023**

PROJECT: 23PL1038-CONDITIONAL

WHITECAP (FINAL - Unit 1C 4.87 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All outstanding comments shall be satisfied prior to recordation.

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#: MJO/#4

App Received: 4-7-23

TRC Meeting Date: Not sent to TRC

Comments Sent Date: 5-12-23

Revisions Received Date (R1):

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-17-23

All Plat comments are Conditional

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: 23PL1038

WHITECAP (FINAL - Unit 1C 4.87 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify boundary closes.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision. and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements " May need to add Navigational waters as the property is private				
2	Plat	Provide centerline for all streets.				
3	Plat	Provide half street distance or right of way width for Mistflower Bend.				
4	Plat	Provide existing setbacks and easements for adjacent residential subdivision.				

5	Plat	Label Private parks as "Private Park" on the plat. Plat note 11 should consider having parks as Non buildable.				
6	Plat	Provide printed names for PC Chairman, Kamran Zarghouni and PC Secretary, Al Raymond, AIA on PC signature certificate.				
7	Plat	Not finding Vice President, Jennifer Hoff on Texas Secretary of State filings. Verify ownership on ownership certificate for Nueces County Appraisal District approval.				
8	Plat	Provide acreage for Navigational Waters within platted area. Indicate maintenance responsibility.				
9	Plat	Provide and label remaining acreage for unplotted Navigational waters.				
10	Plat	Provide Remaining Acreage of unplatted and future Development Phases. For future Development Phases that have a boundary label (Preserve and Navigational waters) as per Preliminary plat provide the acreage with Lot and block number with acreage.				
11	Plat	Label Easement between Lot 11 and 12.				
12	Plat	Provide a plat note, "All Parks are Private, regardless of Openness to the Public, and are to be maintained by the HOA"				
13	Plat	See Preliminary plat Conditional comments on second worksheet.				
14	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
15	Plat	Correct unit number in note 2 to match final plat unit number				
16	Plat	Building elevations shall be per IDM and City codes/ordinances.				
17	Plat	Note identifying the navigable waterways as "waters of the United States" and maintenance of banks and bulkheads are the responsibility of the HOA.				

DEVELOPMENT SERVICES ENGINEERING				
Action			Yes	No
	UDC Sect. 8.1.4	Public/Private Infrastructure Required? (To be installed prior to plat recordation)	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:		
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		There are ongoing conversations with CCW and Public Works on the design and future maintenance of the new public/private infrastructure. Lots may need to be adjusted depending on final infrastructure design.				

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.

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#: MJO/#4

App Received: March 30, 2023

TRC Meeting Date: April 6, 2023

TRC Comments Sent Date: April 7, 2023

Revisions Received Date (R1): 4-13-23

Staff Response Date (R1): 4/18/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

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: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use 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)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adajacent properties.	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		

10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		
11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmariñas Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		

32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		

34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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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?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final 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	Acknowledged. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

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 (UDC 7.1.7)	Acknowledged.	Addressed.		
2	Informational:	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	Acknowledged. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
4	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
5	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
6	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
7	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. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	The "Street Lighting Plan" shall indicate all 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.	Acknowledged.	To be addressed on Public Improvement plans.		
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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	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged.	To be addressed on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	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.	Acknowledged.	To be addressed with Site Development		
8	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.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 supply.	Acknowledged.	To be addressed with Site Development		

10	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.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): 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.	Acknowledged.	To be addressed with Site Development		
12	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.	Acknowledged.	To be addressed with Site Development		
13	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.	Acknowledged.	To be addressed with Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	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.	Acknowledged.	To be addressed with Site Development		
16	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.	Acknowledged.	To be addressed with Site Development		
17	Note	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.	Acknowledged.	To be addressed with Site Development		
18	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.	Acknowledged.	To be addressed with Site Development		

19	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.	Acknowledged.	To be addressed with Site Development		
20	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.	Acknowledged.	To be addressed with Site Development		
21	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.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius dimensions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: 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.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be 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.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

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

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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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	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

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.

STATE OF TEXAS
COUNTY OF NUECES

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1C; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this ____ day of _____, 20____.

Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the ____th day of _____, 20____.

Chairman

Secretary

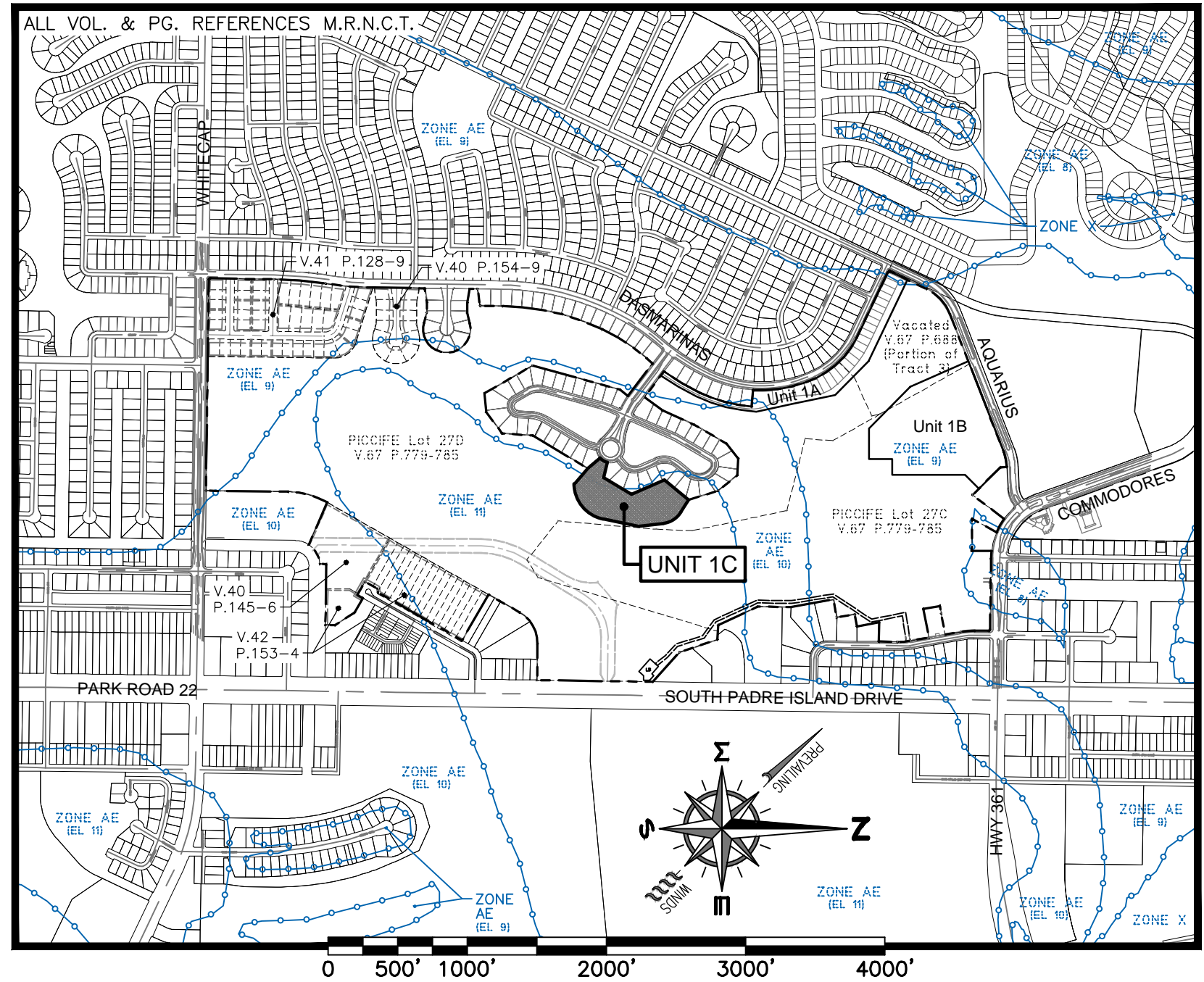
STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of WHITECAP NORTH PADRE ISLAND Unit 1C Page 1 of 2

BEING 4.869 ACRES OUT OF A PORTION OF TRACT 27D OF THE PADRE ISLAND – CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779–785, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 4.869 ACRES ALSO BEING A PORTION OF TRACT 3 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4).



LJA
LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
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NOTES

1. TOTAL PLATTED AREA IS 4.869 ACRES (INCLUDES NAVIGABLE CHANNEL).
2. FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES UNIT 1C AS ZONE AE WITH FLOOD ELEVATIONS OF 10 AND 11 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
3. IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
4. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
7. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
8. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
9. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
10. THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
11. BLOCK 16, LOTS 1 & 18 ARE PUBLIC PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1C, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20__ at ____ o'clock ____m. and duly recorded in Volume ____, Page(s) ____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

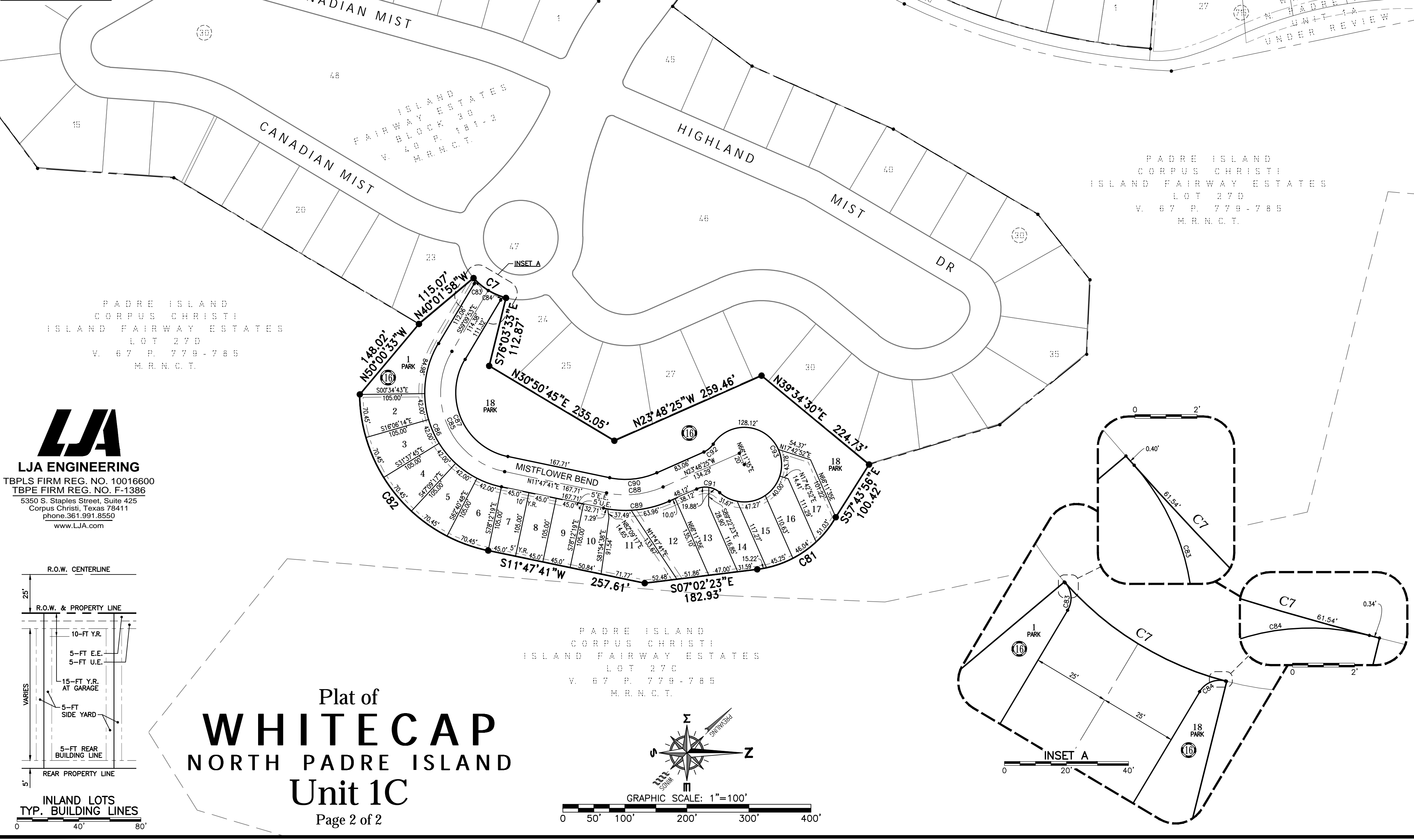
STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

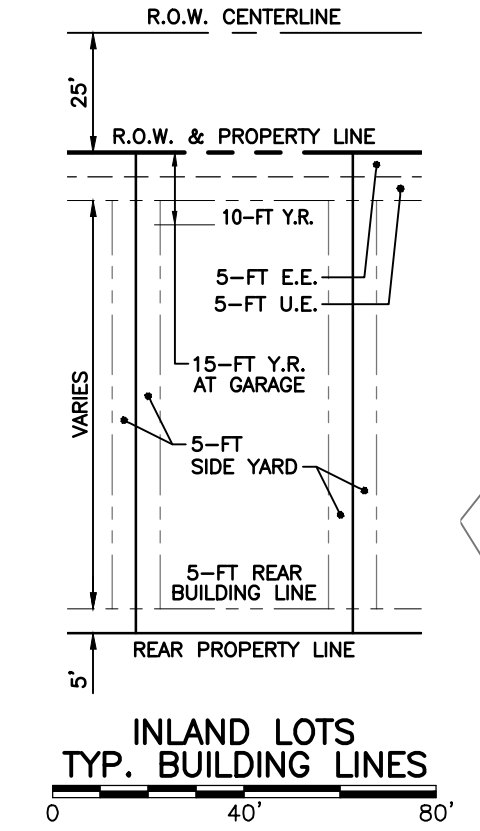
This the ____ day of _____, 20____.

Albert E. Franco Jr., R.P.L.S. #4471

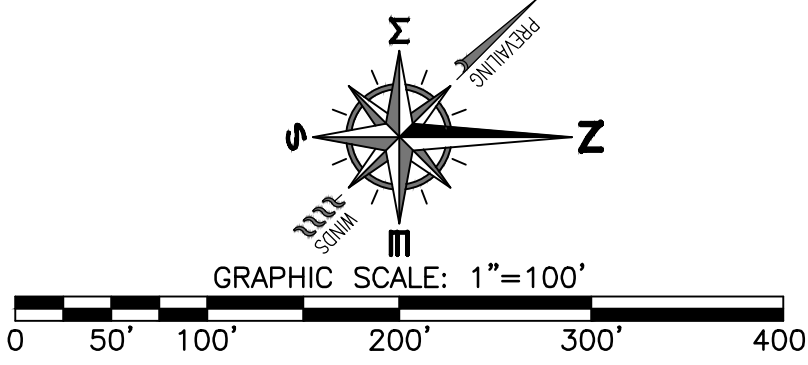
LOT AREAS			CURVE DATA						
BLOCK	LOT	SF	NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
16	1 PK	10,089 SF	C7	34°06'20"	104.62'	62.28'	32.09'	61.36'	N31°30'06"E
	2	5,904 SF	C81	53°05'43"	170.00'	157.54'	84.94'	151.96'	S33°35'14"E
	3	5,904 SF	C82	77°37'36"	260.00'	352.25'	209.14'	325.93'	S50°36'29"W
	4	5,904 SF	C83	72°29'57"	7.50'	9.49'	5.50'	8.87'	N84°35'09"E
	5	5,904 SF	C84	73°47'55"	7.50'	9.66'	5.63'	9.01'	S22°15'56"E
	6	5,904 SF	C85	109°02'26"	130.00'	247.41'	182.39'	211.72'	S66°18'54"W
	7	4,725 SF	C86	109°02'26"	155.00'	294.98'	217.46'	252.44'	N66°18'54"E
	8	4,725 SF	C87	109°02'26"	105.00'	199.83'	147.31'	171.01'	N66°18'54"E
	9	4,725 SF	C88	35°36'06"	150.00'	93.21'	48.16'	91.71'	N06°00'22"W
	10	4,954 SF	C89	35°36'06"	175.00'	108.74'	56.19'	107.00'	N06°00'22"W
	11	8,874 SF	C90	35°36'06"	125.00'	77.67'	40.14'	76.43'	N06°00'22"W
	12	7,817 SF	C91	65°05'56"	35.00'	39.77'	22.34'	37.66'	N08°44'33"E
	13	6,574 SF	C92	32°38'13"	35.00'	19.94'	10.25'	19.67'	N40°07'31"W
	14	5,928 SF	C93	277°44'9"	60.00'	290.84'	—	78.94'	N82°25'27"E
	15	5,031 SF							
	16	5,221 SF							
	17	6,108 SF							
	18 PK	61,165 SF							



LJA
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TBPE FIRM REG. NO. F-1386
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Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1C



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 17, 2023**

PROJECT: 23PL1039-CONDITIONAL

WHITECAP (FINAL - Unit 1D 11.33 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All outstanding comments shall be satisfied prior to recordation.

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#: MJO/#4

App Received: 4-7-23

TRC Meeting Date: Not sent to TRC

Comments Sent Date: 5-12-23

Revisions Received Date (R1):

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-17-23

All Plat comments are Conditional

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: 23PL1039

WHITECAP (FINAL - Unit 1D 11.33 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify boundary closes.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision. and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements " May need to add Navigational waters as the property is private.				
2	Plat	Provide centerline for all streets.				
3	Plat	Provide existing setbacks and easements for adjacent residential subdivision.				

4	Plat	Label Private parks as "Private Park" on the plat. Plat note 11 should consider having parks as Non buildable.				
5	Plat	Provide printed names for PC Chairman, Kamran Zarghouni and PC Secretary, Al Raymond, AIA on PC signature certificate.				
6	Plat	Not finding Vice President, Jennifer Hoff on Texas Secretary of State filings. Verify ownership on ownership certificate for Nueces County Appraisal District approval.				
7		Provide 10' YR along Canal Way for Block 15.				
8		Label Easements and YR's for Lots 18-20, Block 15				
9		Indicate what BH Line is				
10	Plat	Provide acreage for Navigational Waters within platted area. Indicate maintenance responsibility.				
11	Plat	Provide and label remaining acreage for unplatted Navigational waters.				
12	Plat	Provide Remaining Acreage of unplatted and future Development Phases. For future Development Phases that have a boundary label (Preserve and Navigational waters) as per Preliminary plat provide the acreage with Lot and block number with acreage.				
13	Plat	Provide a plat note, "All Parks are Private, regardless of Openness to the Public, and are to be maintained by the HOA"				
14	Plat	See Preliminary plat Conditional comments on second worksheet.				
15	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
16	Plat	Correct unit number in note 2 to match final plat unit number				
17	Plat	Building elevations shall be per IDM and City codes/ordinances.				
18	Plat	Note identifying the navigable waterways as "waters of the United States" and maintenance of banks and bulkheads are the responsibility of the HOA.				

DEVELOPMENT SERVICES ENGINEERING				
Action			Yes	No
UDC Sect. 8.1.4	Public/Private Infrastructure Required? (To be installed prior to plat recordation)		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:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		There are ongoing conversations with CCW and Public Works on the design and future maintenance of the new public/private infrastructure. Lots may need to be adjusted depending on final infrastructure design.				

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.

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#: MJO/#4

App Received: March 30, 2023

TRC Meeting Date: April 6, 2023

TRC Comments Sent Date: April 7, 2023

Revisions Received Date (R1): 4-13-23

Staff Response Date (R1): 4/18/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

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: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use 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)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adajacent properties.	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		

10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		
11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmariñas Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		

32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		

34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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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?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final 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	Acknowledged. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

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 (UDC 7.1.7)	Acknowledged.	Addressed.		
2	Informational:	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	Acknowledged. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
4	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
5	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
6	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
7	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. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	The "Street Lighting Plan" shall indicate all 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.	Acknowledged.	To be addressed on Public Improvement plans.		
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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	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged.	To be addressed on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	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.	Acknowledged.	To be addressed with Site Development		
8	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.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 supply.	Acknowledged.	To be addressed with Site Development		

10	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.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): 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.	Acknowledged.	To be addressed with Site Development		
12	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.	Acknowledged.	To be addressed with Site Development		
13	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.	Acknowledged.	To be addressed with Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	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.	Acknowledged.	To be addressed with Site Development		
16	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.	Acknowledged.	To be addressed with Site Development		
17	Note	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.	Acknowledged.	To be addressed with Site Development		
18	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.	Acknowledged.	To be addressed with Site Development		

19	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.	Acknowledged.	To be addressed with Site Development		
20	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.	Acknowledged.	To be addressed with Site Development		
21	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.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius dimensions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: 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.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be 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.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

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

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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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	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

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.

STATE OF TEXAS
COUNTY OF NUECES

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1D; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this ____ day of _____, 20____.

Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the ____th day of _____, 20____.

Chairman

Secretary

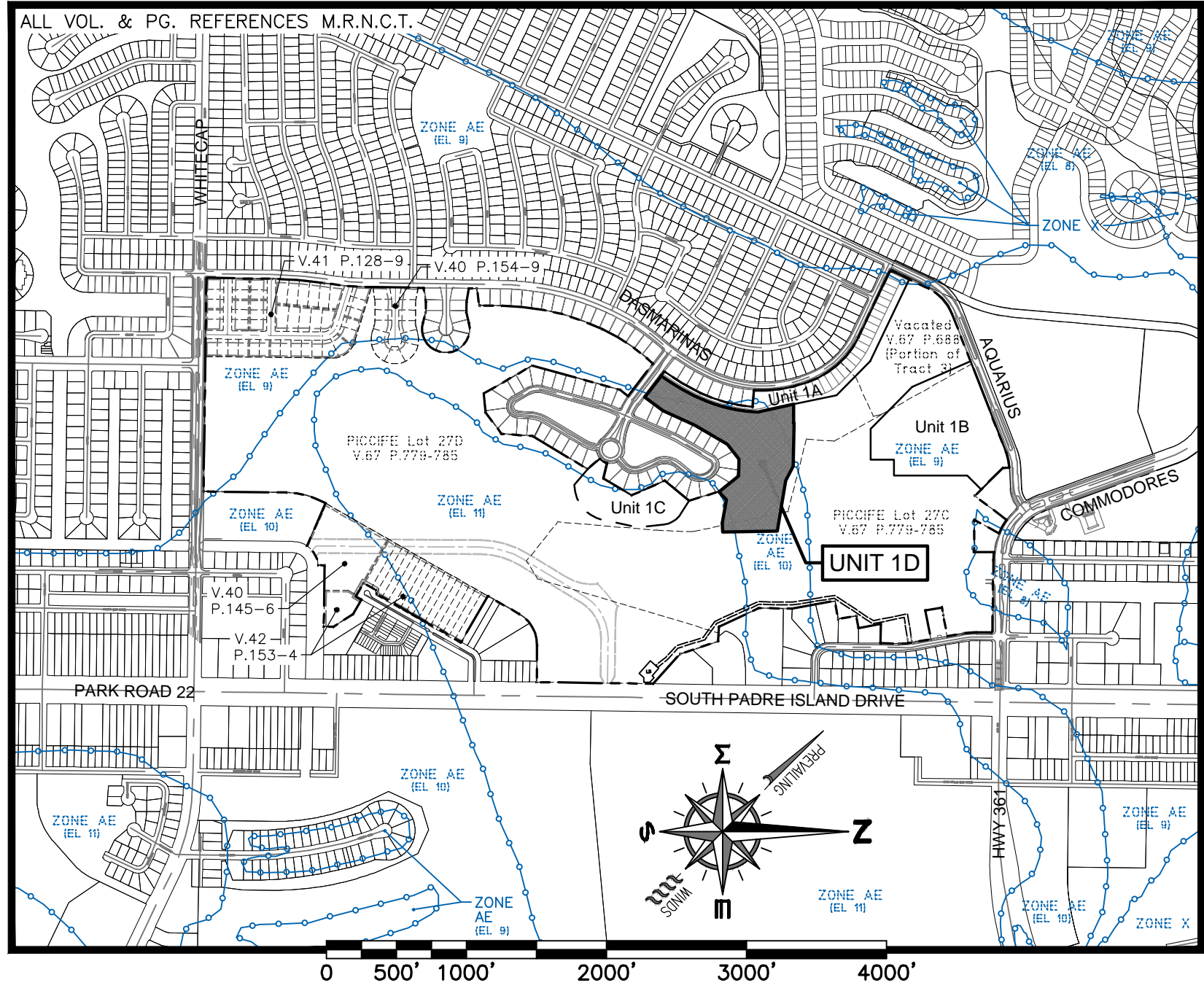
STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1D
Page 1 of 2

BEING 11.328 ACRES OUT OF A PORTION OF TRACTS 27C AND 27D OF THE PADRE ISLAND – CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779–785, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 11.328 ACRES ALSO BEING A PORTION OF TRACTS 3 AND 4 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4).



LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
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NOTES

1. TOTAL PLATTED AREA IS 11.328 ACRES (INCLUDES NAVIGABLE CHANNEL).
2. FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES UNIT 1C AS ZONE AE WITH FLOOD ELEVATIONS OF 9, 10, AND 11 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
3. IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
4. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
7. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
8. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
9. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
10. THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
11. BLOCK 14, LOTS 8 & 9; BLOCK 15, LOTS 3 & 26; ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1D, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20__ at ____ o'clock ____m. and duly recorded in Volume ____, Page(s) ____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.


This the ____ day of _____, 20____.

Albert E. Franco Jr., R.P.L.S. #4471

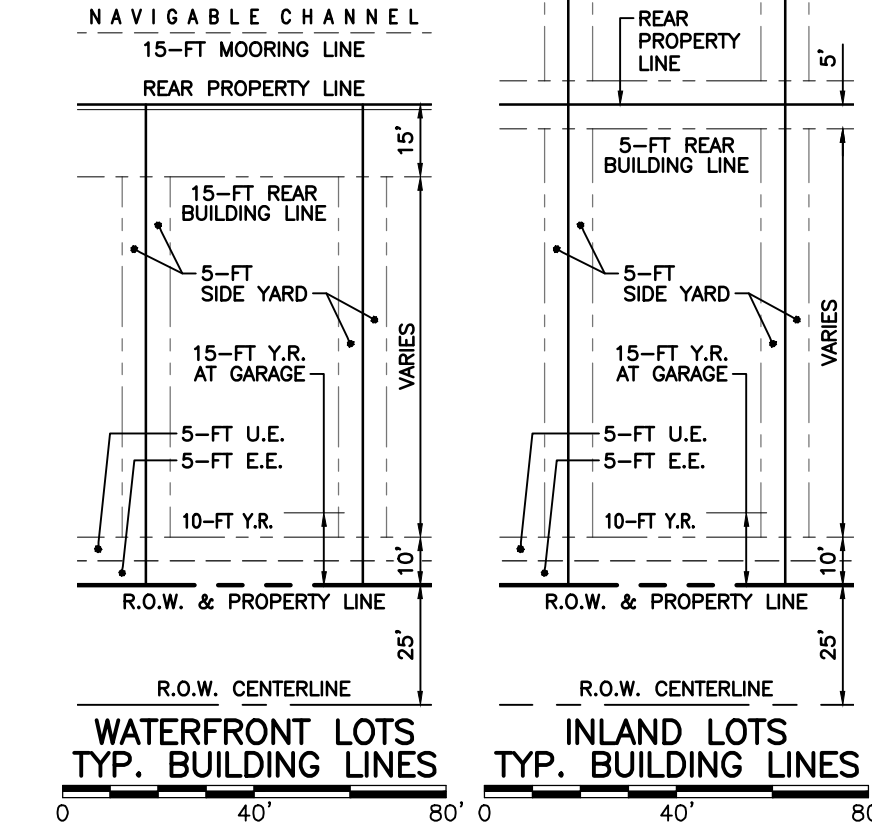
CURVE DATA						
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	23°28'28"	1090.90'	446.95'	226.65'	443.83'	S14°06'28"W
C32	09°44'38"	1750.00'	297.61'	149.16'	297.25'	S30°43'01"W
C101	90°00'28"	10.00'	15.71'	10.00'	14.14'	N07°52'57"W
C102	89°59'32"	10.00'	15.71'	10.00'	14.14'	S82°07'03"W
C103	09°33'53"	657.00'	109.68'	54.97'	109.55'	S32°20'21"W
C104	09°33'53"	682.00'	113.85'	57.06'	113.72'	S32°20'21"W
C105	09°33'53"	632.00'	105.50'	52.88'	105.38'	S32°20'21"W
C106	11°51'51"	1144.50'	236.99'	118.92'	236.57'	S21°37'28"W
C107	11°51'51"	1169.50'	242.17'	121.52'	241.73'	S21°37'28"W
C108	11°51'51"	1119.50'	231.81'	116.32'	231.40'	S21°37'28"W
C109	93°35'43"	323.00'	527.64'	343.93'	470.90'	N62°29'24"E
C110	93°35'43"	298.00'	486.80'	317.31'	434.45'	N62°29'24"E
C111	36°24'14"	348.00'	221.11'	114.43'	217.41'	N33°53'40"E
C112	45°57'51"	348.00'	279.17'	147.59'	271.75'	N86°18'20"E
C113	33°24'52"	400.00'	233.28'	120.06'	229.99'	N15°37'11"W
C114	31°17'59"	375.00'	204.86'	105.05'	202.32'	N14°33'44"W
C115	31°02'56"	425.00'	230.31'	118.06'	227.50'	N15°01'20"W
C116	00°35'07"	425.00'	4.34'	2.17'	4.34'	N00°47'42"E
C117	08°57'53"	575.00'	89.97'	45.08'	89.87'	N75°11'41"W
C118	08°57'53"	600.00'	93.88'	47.03'	93.78'	N75°11'41"W
C119	08°57'53"	550.00'	86.05'	43.12'	85.97'	N75°11'41"W
C120	25°22'26"	225.00'	99.64'	50.65'	98.83'	S66°59'24"E
C121	100°11'21"	92.00'	160.87'	110.01'	141.15'	N27°14'20"W
C122	100°11'21"	67.00'	117.16'	80.12'	102.79'	N27°14'20"W
C123	25°22'26"	250.00'	110.71'	56.28'	109.81'	S66°59'24"E
C124	54°18'11"	125.00'	118.47'	64.11'	114.09'	N27°09'06"W
C125	54°18'11"	150.00'	142.17'	76.93'	136.90'	S27°09'06"E
C126	02°20'37"	200.00'	8.18'	4.09'	8.18'	S78°30'18"E
C127	102°59'15"	58.00'	104.25'	72.90'	90.77'	N28°38'17"W
C128	99°52'05"	64.00'	111.55'	76.09'	97.96'	N49°56'03"E
C129	82°38'34"	10.00'	14.42'	8.79'	13.21'	N10°46'30"E
C130	86°27'52"	10.00'	15.09'	9.40'	13.70'	N73°26'39"W
C131	13°41'32"	600.00'	143.39'	72.04'	143.04'	N06°50'46"E
C132	54°18'11"	250.00'	236.94'	128.22'	228.17'	S27°09'06"E
C133	25°22'26"	350.00'	155.00'	78.79'	153.74'	S66°59'24"E
C134	08°57'53"	450.00'	70.41'	35.28'	70.34'	N75°11'41"W
C135	03°17'07"	448.00'	25.69'	12.85'	25.68'	S72°21'18"E
C136	21°56'25"	525.00'	201.04'	101.77'	199.81'	N10°28'04"W
C137	42°40'55"	250.00'	186.24'	97.68'	181.96'	N00°05'49"W
C138	05°33'06"	358.00'	34.69'	17.36'	34.67'	N18°28'06"E
C139	11°51'51"	1109.50'	229.74'	115.28'	229.33'	S21°37'29"W
C140	09°33'53"	622.00'	103.84'	52.04'	103.71'	S32°20'21"W
C141	11°51'51"	1225.50'	253.76'	127.34'	253.31'	S21°37'28"W
C142	29°56'17"	242.00'	126.45'	64.70'	125.02'	N30°39'42"E
C143	38°11'50"	198.00'	132.00'	68.56'	129.57'	N82°02'00"E

LOT AREAS		
BK	LOT	SF
14	4	4,918 SF
	5	4,918 SF
	6	4,918 SF
	7	4,922 SF
	8	10,142 SF
	9	7,069 SF
	2	5,250 SF
15	3	19,742 SF
	4	5,070 SF
	5	5,124 SF
	6	5,105 SF
	7	4,505 SF
	8	4,502 SF
	9	4,507 SF
	10	5,232 SF
	11	5,190 SF
	12	5,600 SF
	13	5,600 SF
	14	5,600 SF
	15	5,657 SF
	16	5,828 SF
	17	8,857 SF
	18	5,511 SF
	19	5,511 SF
	20	5,511 SF
	21	6,089 SF
	22	5,669 SF
	23	5,667 SF
	24	5,677 SF
	25	5,650 SF
	26	138,744 SF

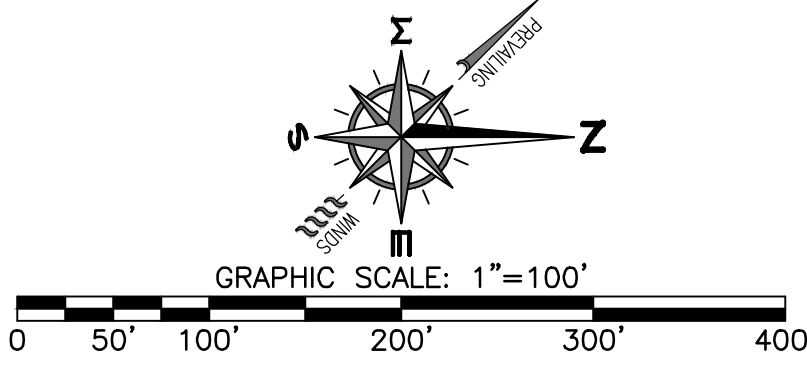
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V. 67 P. 779-785
M.R.N.C.T.



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CORPUS CHRISTI
ISLAND FAIRWAY ESTATES
LOT 27C
V. 67 P. 779-785
M.R.N.C.T.



Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1D
Page 2 of 2

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 17, 2023**

PROJECT: 23PL1040-CONDITIONAL

WHITECAP (FINAL - Unit 1E 21.24 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All outstanding comments shall be satisfied prior to recordation.

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#: MJO/#4

App Received: 4-7-23

TRC Meeting Date: Not sent to TRC

Comments Sent Date: 5-12-23

Revisions Received Date (R1):

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-17-23

All Plat comments are Conditional

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: 23PL1040

WHITECAP (FINAL - Unit 1E 21.24 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Verify boundary closes.				

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision. and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements " May need to add Navigational waters as the property is private.				
2	Plat	Provide centerline for all adjacent streets.				
3	Plat	Provide existing setbacks and easements for adjacent residential subdivision.				

4	Plat	Label Private parks as "Private Park" on the plat. Plat note 11 and 12 should consider having parks as Non buildable. Public Parks are labeled as "Parks".				
5	Plat	Provide printed names for PC Chairman, Kamran Zarghouni and PC Secretary, Al Raymond, AIA on PC signature certificate.				
6	Plat	Not finding Vice President, Jennifer Hoff on Texas Secretary of State filings. Verify ownership on ownership certificate for Nueces County Appraisal District approval.				
7	Plat	Label YR and UE along Aquarius Street for Lot 3.				
8	Plat	Provide label for mooring setback for Navigable Channel on Block 2, 3 , 10, 11, 12, 14, and 15				
9	Plat	Indicate what BH Line is				
10	Plat	Provide acreage for Navigational Waters within platted area. Indicate maintenance responsibility.				
11	Plat	Provide and label remaining acreage for unplatted Navigational waters.				
12	Plat	Provide Remaining Acreage of unplatted and future Development Phases. For future Development Phases that have a boundary label (Preserve and Navigational waters) as per Preliminary plat provide the acreage with Lot and block number with acreage.				
13	Plat	Label rear setback for Block 2, 3, 10,14				
14	Plat	Provide a plat note, "All Parks are Private, regardless of Openness to the Public, and are to be maintained by the HOA"				
15	Plat	See Preliminary plat Conditional comments on second worksheet.				
16	Plat	Exempt from Development fees as property is previously owned by Padre Island Investment Corp.				
17	Plat	Correct unit number in note 2 to match final plat unit number				
18	Plat	Building elevations shall be per IDM and City codes/ordinances.				
19	Plat	Note identifying the navigable waterways as "waters of the United States" and maintenance of banks and bulkheads are the responsibility of the HOA.				

DEVELOPMENT SERVICES ENGINEERING					
Action			Yes	No	
UDC Sect. 8.1.4	Public/Private Infrastructure Required?	(To be installed prior to plat recordation)	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:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		There are ongoing conversations with CCW and Public Works on the design and future maintenance of the new public/private infrastructure. Lots may need to be adjusted depending on final infrastructure design.				

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.

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#: MJO/#4
 App Received: March 30, 2023
 TRC Meeting Date: April 6, 2023
 TRC Comments Sent Date: April 7, 2023
 Revisions Received Date (R1): 4-13-23
 Staff Response Date (R1): 4/18/2023
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

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: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)

Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC
 Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use 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)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adajacent properties.	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		

10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		
11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmariñas Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		

32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		

34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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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?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final 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	Acknowledged. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

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 (UDC 7.1.7)	Acknowledged.	Addressed.		
2	Informational:	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	Acknowledged. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
4	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
5	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
6	Informational:	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	Acknowledged.	To be addressed on Public Improvement plans.		
7	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. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	The "Street Lighting Plan" shall indicate all 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.	Acknowledged.	To be addressed on Public Improvement plans.		
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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	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged.	To be addressed on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	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.	Acknowledged.	To be addressed with Site Development		
8	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.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 supply.	Acknowledged.	To be addressed with Site Development		

10	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.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): 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.	Acknowledged.	To be addressed with Site Development		
12	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.	Acknowledged.	To be addressed with Site Development		
13	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.	Acknowledged.	To be addressed with Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	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.	Acknowledged.	To be addressed with Site Development		
16	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.	Acknowledged.	To be addressed with Site Development		
17	Note	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.	Acknowledged.	To be addressed with Site Development		
18	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.	Acknowledged.	To be addressed with Site Development		

19	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.	Acknowledged.	To be addressed with Site Development		
20	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.	Acknowledged.	To be addressed with Site Development		
21	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.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius dimensions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: 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.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be 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.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

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

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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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	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

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.

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1E; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this ____ day of _____, 20__.

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____, 20__.

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the ___th day of _____, 20__.

Secretary

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 20__.

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1E
Page 1 of 2

LJA
LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
www.LJA.com

1. TOTAL PLATTED AREA IS 21.243 ACRES (INCLUDES NAVIGABLE CHANNEL).
2. FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1A AS ZONE AE WITH FLOOD ELEVATIONS OF 8, 9, AND 10 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
3. IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
4. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
7. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
8. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
9. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
10. THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
11. BLOCK 1, LOT 1; AND BLOCK 5, LOT 3; ARE PUBLIC PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BLOCK 2, LOTS 1 & 12; BLOCK 3, LOTS 1, 10, & 21; BLOCK 4, LOT 1; BLOCK 7, LOT 18; BLOCK 10, LOT 4; BLOCK 13, LOT 1; AND BLOCK 14, LOT 1; ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1E, dated the _____ day of _____, 20____, with its certificate of authentication was filed for record in my office this _____ day of _____, 20____ at _____ o'clock ____m. and duly recorded in Volume _____, Page(s) _____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the _____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

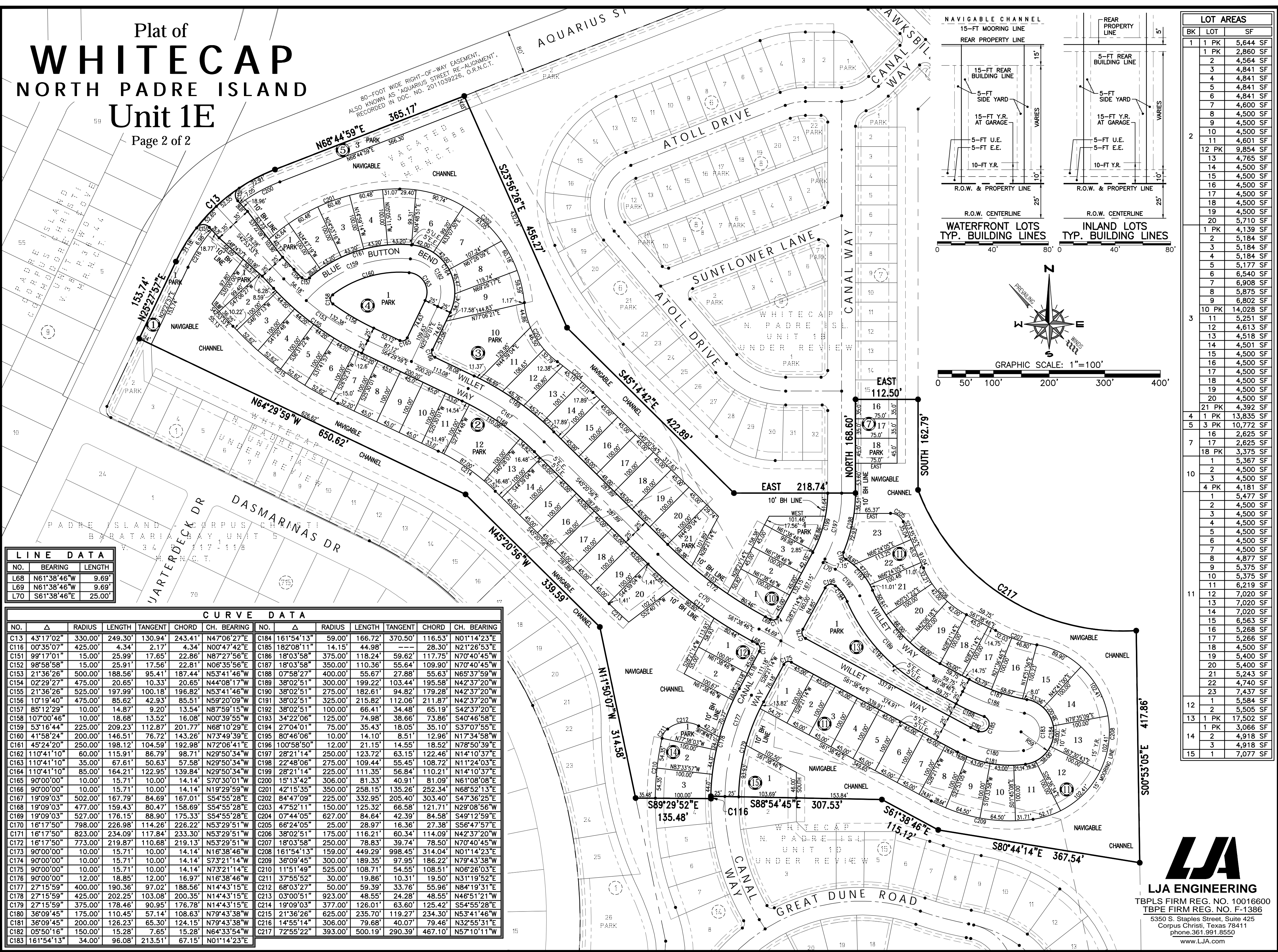
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of

Albert E. Franco Jr., R.P.L.S. #4471

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1E

Page 2 of 2



LINE DATA		
NO.	BEARING	LENGTH
L68	N61°38'46"W	9.69'
L69	N61°38'46"W	9.69'
L70	S61°38'46"E	25.00'

CURVE DATA											
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	Δ	RADIUS	LENGTH	CH. BEARING
C13	43°17'02"	330.00'	249.30'	130.94'	243.41'	N47°06'27"E	C184	161°54'13"	59.00'	166.72'	370.50'
C116	00°35'07"	425.00'	4.34'	2.17'	4.34'	N00°47'42"E	C185	182°08'11"	14.15'	44.98'	28.30'
C151	99°17'01"	15.00'	25.99'	17.65'	22.86'	N87°27'56"E	C186	18°03'58"	375.00'	118.24'	59.62'
C152	98°58'58"	15.00'	25.91'	17.56'	22.81'	N06°35'56"E	C187	18°03'58"	350.00'	110.36'	55.64'
C153	21°36'26"	500.00'	188.56'	95.41'	187.44'	N53°41'46"W	C188	07°58'27"	400.00'	55.67'	27.88'
C154	02°29'27"	475.00'	20.65'	10.33'	20.65'	N44°08'17"W	C189	38°02'51"	300.00'	199.22'	103.44'
C155	21°36'26"	525.00'	197.99'	100.18'	196.82'	N53°41'46"W	C190	38°02'51"	275.00'	94.82'	179.28'
C156	10°19'40"	475.00'	85.62'	42.93'	85.51'	N59°20'09"W	C191	38°02'51"	325.00'	215.82'	112.06'
C157	85°12'29"	10.00'	14.87'	9.20'	13.54'	N87°59'15"W	C192	38°02'51"	100.00'	66.41'	34.48'
C158	107°00'46"	10.00'	18.68'	13.52'	16.08'	N00°39'55"W	C193	34°22'06"	125.00'	74.98'	38.66'
C159	53°16'44"	225.00'	209.23'	112.87'	201.77'	N68°10'29"E	C194	27°04'01"	75.00'	35.43'	18.05'
C160	41°58'24"	200.00'	146.51'	76.72'	143.26'	N73°49'39"E	C195	80°46'06"	10.00'	14.10'	8.51'
C161	45°24'20"	250.00'	198.12'	104.59'	192.98'	N72°06'41"E	C196	100°58'50"	12.00'	21.15'	14.55'
C162	110°41'10"	60.00'	115.91'	86.79'	98.71'	N29°50'34"W	C197	28°21'14"	250.00'	123.72'	63.15'
C163	110°41'10"	35.00'	67.61'	50.63'	57.58'	N29°50'34"W	C198	22°48'06"	275.00'	109.44'	55.45'
C164	110°41'10"	85.00'	164.21'	122.95'	139.84'	N29°50'34"W	C199	28°21'14"	225.00'	111.35'	56.81'
C165	90°00'00"	10.00'	15.71'	10.00'	14.14'	S70°30'01"W	C200	15°13'42"	306.00'	81.33'	40.91'
C166	90°00'00"	10.00'	15.71'	10.00'	14.14'	N19°29'59"W	C201	42°15'35"	350.00'	258.15'	135.26'
C167	19°09'03"	502.00'	167.79'	84.69'	167.01'	S44°55'28"E	C202	84°47'09"	225.00'	332.95'	205.40'
C168	19°09'03"	477.00'	159.43'	80.47'	158.69'	S54°55'28"E	C203	47°52'11"	150.00'	125.32'	66.58'
C169	19°09'03"	527.00'	176.15'	88.90'	175.33'	S54°55'28"E	C204	07°44'05"	627.00'	84.64'	42.39'
C170	16°17'50"	798.00'	226.98'	114.26'	226.22'	N53°29'51"W	C205	66°24'05"	25.00'	28.97'	16.36'
C171	16°17'50"	823.00'	234.09'	117.84'	233.30'	N53°29'51"W	C206	38°02'51"	175.00'	116.21'	60.34'
C172	16°17'50"	773.00'	219.87'	110.68'	219.13'	N53°29'51"W	C207	18°03'58"	250.00'	78.83'	39.74'
C173	90°00'00"	10.00'	15.71'	10.00'	14.14'	N16°38'46"W	C208	161°54'13"	159.00'	449.29'	998.45'
C174	90°00'00"	10.00'	15.71'	10.00'	14.14'	S73°21'14"W	C209	36°09'45"	300.00'	189.35'	97.95'
C175	90°00'00"	10.00'	15.71'	10.00'	14.14'	N73°21'14"E	C210	11°51'49"	525.00'	108.71'	54.55'
C176	90°00'00"	12.00'	18.85'	12.00'	16.97'	N16°38'46"W	C211	37°55'52"	30.00'	19.86'	10.31'
C177	27°15'59"	400.00'	190.36'	97.02'	188.56'	N14°43'15"E	C212	68°03'27"	50.00'	59.39'	33.76'
C178	27°15'59"	425.00'	202.25'	103.08'	200.35'	N14°43'15"E	C213	03°00'51"	923.00'	48.55'	24.28'
C179	27°15'59"	375.00'	178.46'	90.95'	176.78'	N14°43'15"E	C214	19°09'03"	377.00'	126.01'	63.60'
C180	36°09'45"	175.00'	110.45'	57.14'	108.63'	N79°43'38"W	C215	21°36'26"	625.00'	235.70'	119.27'
C181	36°09'45"	200.00'	126.23'	65.30'	124.15'	N79°43'38"W	C216	14°55'14"	306.00'	79.68'	40.07'
C182	05°50'16"	150.00'	15.28'	7.65'	15.28'	N64°33'54"W	C217	72°55'22"	393.00'	500.19'	290.39'
C183	161°54'13"	34.00'	96.08'	213.51'	67.15'	N01°14'23"E					

LOT AREAS		
BK	LOT	SF
1	1 PK	5,644 SF
	1 PK	2,860 SF
	2	4,564 SF
	3	4,841 SF
	4	4,841 SF
	5	4,841 SF
	6	4,841 SF
	7	4,600 SF
	8	4,500 SF
	9	4,500 SF
	10	4,500 SF
	11	4,601 SF
2	12 PK	9,854 SF
	13	4,765 SF
	14	4,500 SF
	15	4,500 SF
	16	4,500 SF
	17	4,500 SF
	18	4,500 SF
	19	4,500 SF
	20	5,710 SF
	21	4,139 SF
	22	5,184 SF
	23	5,184 SF
3	4	5,177 SF
	5	5,177 SF
	6	6,540 SF
	7	6,908 SF
	8	5,875 SF
	9	6,802 SF
	10 PK	14,028 SF
	11	5,251 SF
	12	4,613 SF
	13	4,518 SF
	14	4,501 SF
4	15	4,500 SF
	16	4,500 SF
	17	4,500 SF
	18	4,500 SF
	19	4,500 SF
	20	4,500 SF
	21 PK	4,392 SF
	22	13,835 SF
	23 PK	10,772 SF
	24	2,625 SF
	25	2,625 SF
7	16 PK	3,375 SF
	17	5,367 SF
	18 PK	4,500 SF
	19	4,500 SF
	20	4,500 SF
	21	4,500 SF
	22	4,500 SF
	23	4,500 SF
	24	4,877 SF
	25	5,375 SF
	26	5,375 SF
	27	6,219 SF
10	28	7,020 SF
	29	7,020 SF
	30	7,020 SF
	31	7,020 SF
	32	7,020 SF
	33	7,020 SF
	34	7,020 SF
	35	7,020 SF
	36	7,020 SF
	37	7,020 SF
	38	7,020 SF
	39	7,020 SF
11	40	5,584 SF
	41	5,584 SF
	42	5,584 SF
	43	5,584 SF
	44	5,584 SF
	45	5,584 SF
	46	5,584 SF
	47	5,584 SF
	48	5,584 SF
	49	5,584 SF
	50	5,584 SF
	51	5,584 SF



LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
www.LJA.com

ZONING REPORT

Case # 0423-03

Applicant & Subject Property			
City Council District: District 3. Owner: Agape Ranch Applicant: Agape Ranch Address: A property at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33), located along the east side of London Pirate Road (County Road 33), south of Oso Creek, and north of FM 43 (Farm to Market Road 43). Legal Description: 3.47 Acres out of Lot 5, Block D, Laureless Farm Tracts; 7 Acres out of Lot 5, Block D, Laureless Farm Tracts; and 1 Acre out of Lot 5, Block D, Laureless Farm Tracts. Acres of Subject Property: 11.47 acres.			
Zoning Request			
From: "FR" Farm Rural District (established upon annexation) To: "RS-6" Single-Family 6 District Purpose of Request: To allow medium-density residential development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	Interim "FR" Farm Rural (est. upon annexation)	Vacant	Medium-Density Residential
North	"OCL" (Outside City Limits)	Vacant	Medium-Density Residential
South	"RS-4.5" Single-Family 4.5	Vacant, Low-Density Residential (London Towne Unit 1)	Medium-Density Residential
East	"FR" Farm Rural	Government	Government
West	"RS-4.5" Single-Family 4.5	Vacant, Low-Density Residential (London Towne Unit 1)	Medium-Density Residential
Plat Status: Not platted. The preliminary plat was approved on September 7, 2022 Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None.			
Transportation and Circulation For <i>London Pirate Road (County Road 33)</i>			
	Designation-Urban Street	Section Proposed	Section Existing
London Pirate Road (County Road 33)	"C1" Primary Collector	2 Lanes, 60 feet	2 Lanes, Width varies. 40 feet (at property frontage)

Transit: The Corpus Christi RTA does not provide service to the subject property.	
Bicycle Mobility Plan: The subject property is approximately 3 miles west and south of any proposed mobility infrastructure.	
Utilities	
<p>Gas: A 4" PE active distribution gas line exists along the west side of London Pirate Road (County Road 33).</p> <p>Stormwater: None exist.</p> <p>Wastewater: An 18" PVC wastewater line exists along London Towne Boulevard with a stub-out at the east side of London Pirate Road (County Road 33).</p> <p>Water: A 16" PVC water transmission line exists along the west side of London Pirate Road (County Road 33).</p>	
Corpus Christi Comprehensive Plan	
<p>Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.</p> <p>Area Development Plan (ADP): According to Plan CC the subject property is located within the London Area Development Plan (Adopted on March 17, 2020).</p> <p>Water Master Plan: A 16" water line has been proposed along London Pirate Road (County Road 33) from FM-43 (Farm to Rural 43 Road) to Oso Creek.</p> <p>Wastewater Master Plan: An 18" line has also been proposed through the London Towne Unit 1 subdivision, east to west, along the north side of Thames Chase Drive. A 16" PVC line is under construction at the tract east of the subject property.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> • 49 within a 200-foot notification area • 4 outside 200-foot notification area
In Opposition	<ul style="list-style-type: none"> • 0 inside the notification area • 0 outside the notification area
Public Hearing Schedule	
<p>Planning Commission Hearing Date: May 17, 2023</p> <p>City Council 1st Reading/Public Hearing Date: June 27, 2023</p> <p>City Council 2nd Reading Date: July 18, 2023</p>	

Background:

The subject property is an 11.47-acre tract of land in the London Area; within the extra-territorial jurisdiction of the city bounded by the Oso Creek to the north, FM 763 (Farm to Market Road 763) to the east, and County Road 18 to the south. The property is located along the east side of London Pirate Road (County Road 33), immediately north and west of the City's limit, north of FM 43 (Farm to Rural Road 43), and south of Oso Creek.

The applicant is seeking to develop the subject property into a residential subdivision and requested on June 13, 2022 that the City annex their property by petition. The London Area is the only “OCL” (Outside City Limits) area with a development plan due to its anticipated growth. The “FR” Farm Rural District has a minimum 5-acre lot requirement, while the “RS-6” Single-Family 6 District requires a minimum lot size of 6,000 square feet.

The subject property is vacant and outside of the City’s boundaries. North of the subject property is a vacant “OCL” (Outside City Limits) tract of land. To the west and south is the London Towne Unit 1 subdivision that is zoned “RS-4.5” Single-Family 4.5 and has a low-density residential use. East of the subject property is the J.C. Elliott Collection Center zoned “FR” Farm Rural District.

The preliminary plat approved by Planning Commission on September 7, 2022, Agape Ranch Unit 1, lays out a residential development characterized by 26 large lots and an approximately 2-1/4- acre open space.

Comprehensive Plan Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers of the Comprehensive Plan (Plan CC):

- Housing and Neighborhoods:
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions with a lack of interconnection.
 - Consider consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- Future Land Use, Zoning, and Urban Design:
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage orderly growth of new residential areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Annexation plans provide for orderly growth:
 - Support policies and regulations that ensure orderly development in annexed areas, as rapid unordered growth can cause numerous urban problems that include traffic congestion and the inability to meet infrastructure needs.
 - Support a policy of annexation of land at the periphery of the city to protect the city from urban growth that is incompatible with the developmental objectives of Corpus Christi and to achieve orderly growth.
 - Land should be annexed so that all structures are constructed in accordance with building, plumbing, electrical, and other city codes, which are designed to ensure public health, safety, and welfare.
 - Annexation should occur so that impacted areas benefit from public health programs, zoning laws, police, and fire protection, and so that new

developments may be planned and linked to the municipal water supplies, wastewater, and storm drainage systems.

- Use annexation power combined with minimum lot size in zoning and infrastructure policy and strategic city investments in infrastructure to promote order and efficient development in the ETJ.
- London Area Development Plan:
 - Maintain and encourage a tight-knit community character that features large residential lots, low levels of development, and open spaces.
 - Promote sustainable growth.

Future Land Use Map Consistency:

The proposed rezoning is consistent with the Future Land Use Map for the London Area.

- Designated Future Land Use: Medium-Density Residential.

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

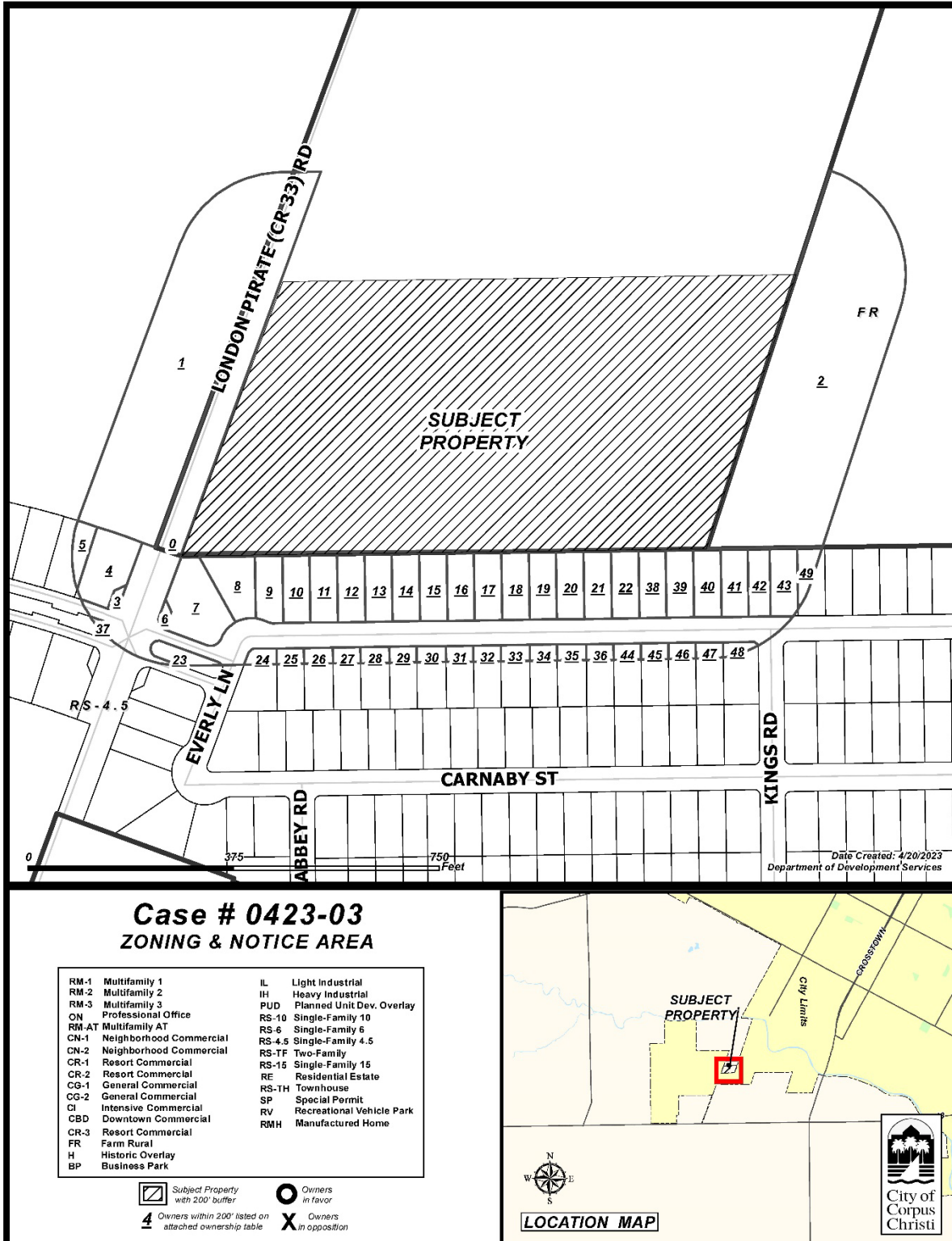
- The proposed rezoning is consistent with the FLUM’s (Future Land Use Map) designated medium-density residential use and many broader elements of the City of Corpus Christi Comprehensive Plan.
 - The “FR” district allows low-density uses, and the “RS-6” district, medium-density uses.
- The proposed rezoning will not have any adverse impact on the surrounding uses. The requested use is compatible with the adjacent land uses.
 - The property is bounded to the south and west by the London Towne Unit 1 subdivision. North of the subdivision is a recently annexed property that is zoned “RS-6” Single-Family 6 District.
- The development is appropriately sited and contains features that will contribute and promote the neighborhood consistent with the ADP (Area Development Plan).

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

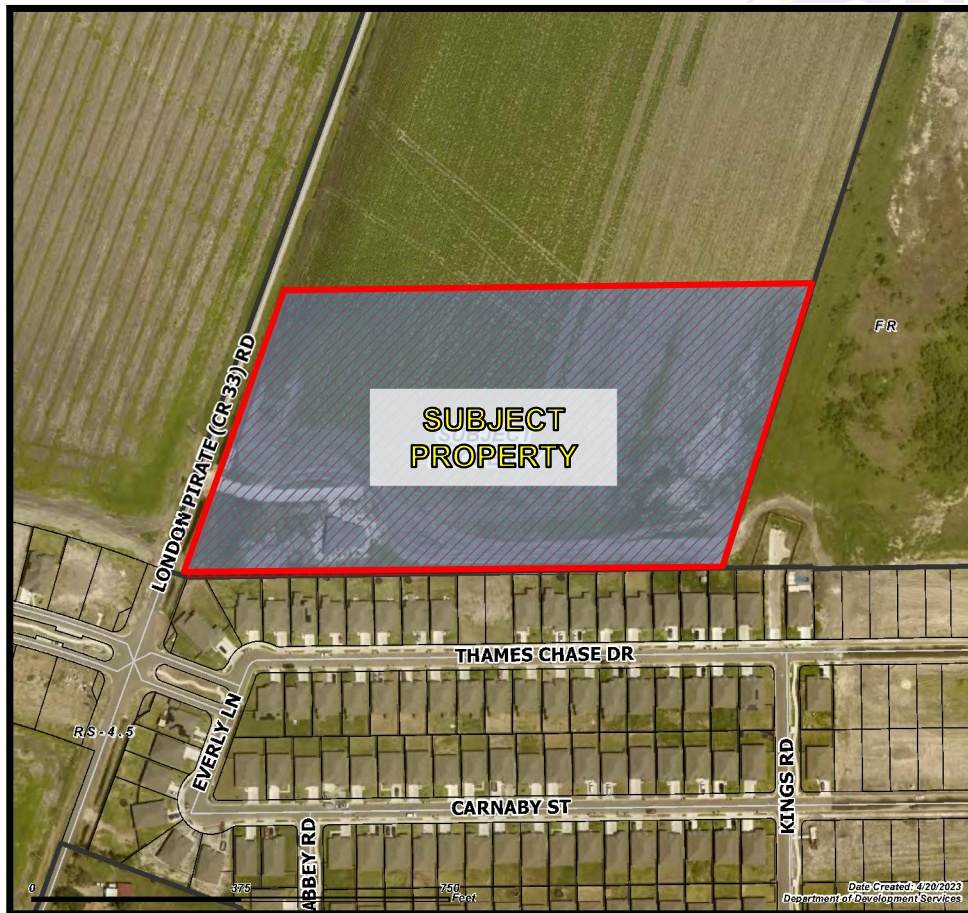
Staff Recommendation: Approval of the change of zoning from the interim “FR” Farm Rural District established upon annexation to the “RS-6” Single-Family 6 District.

Attachment: Existing Zoning and Notice Area map.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA

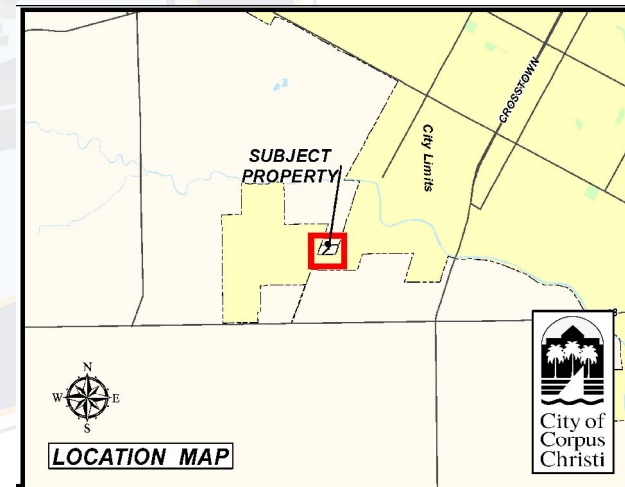


Zoning Case 0423-03



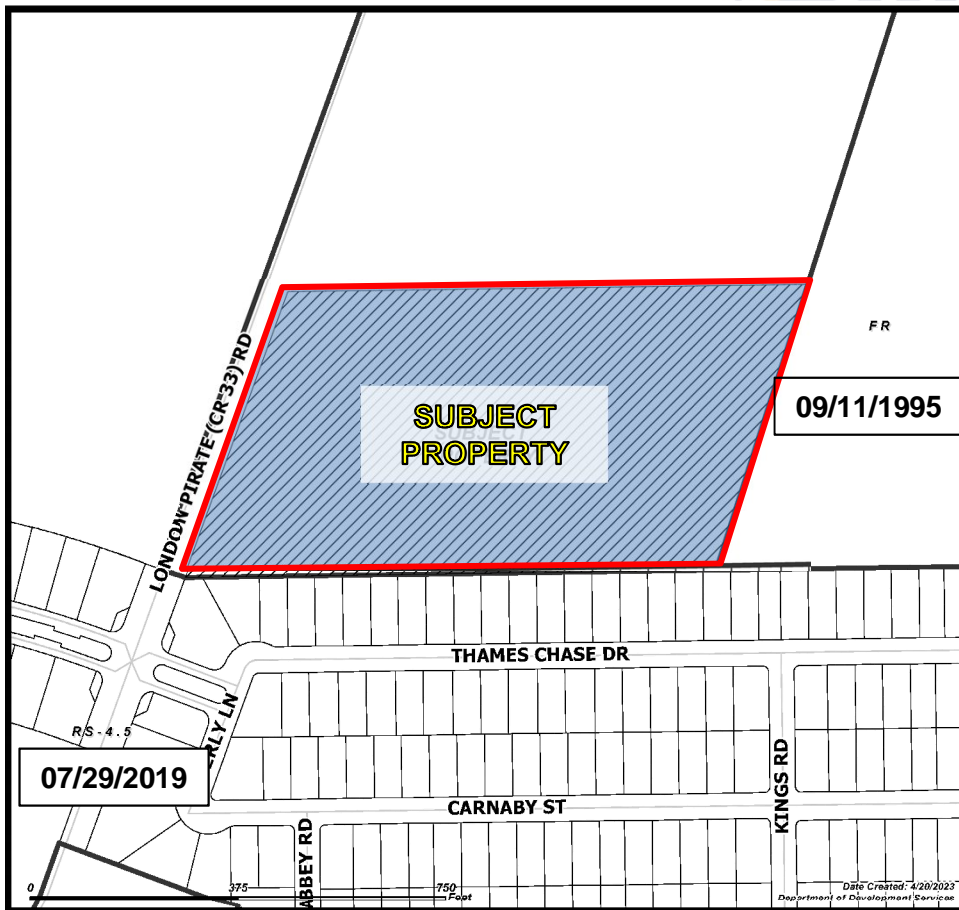
Agape Ranch District 3

Rezoning for a property at or near
FM 43 and London Pirate Road (CR-33)
From "FR" (by Annexation) to "RS-6"



Planning Commission
May 17, 2023

Zoning and Land Use



Proposed Use:

To allow for a residential development.

Area Development Plan:

London Area Development Plan (March 17, 2020)

Future Land Use Map:

Medium-density residential

Existing Zoning:

Interim "FR" Farm Rural (Est. upon annexation)

Adjacent Land Uses:

- North: Vacant, "OCL" (Outside City Limits)
- South: Low-Density Residential, Zoned: "RS-4.5"
- East: Government, Zoned: "FR"
- West: Low-Density Residential, Zoned: "RS-4.5"

Public Notification

- 49 Notices mailed inside 200' buffer
- 4 Notices mailed outside 200' buffer

Notification Area



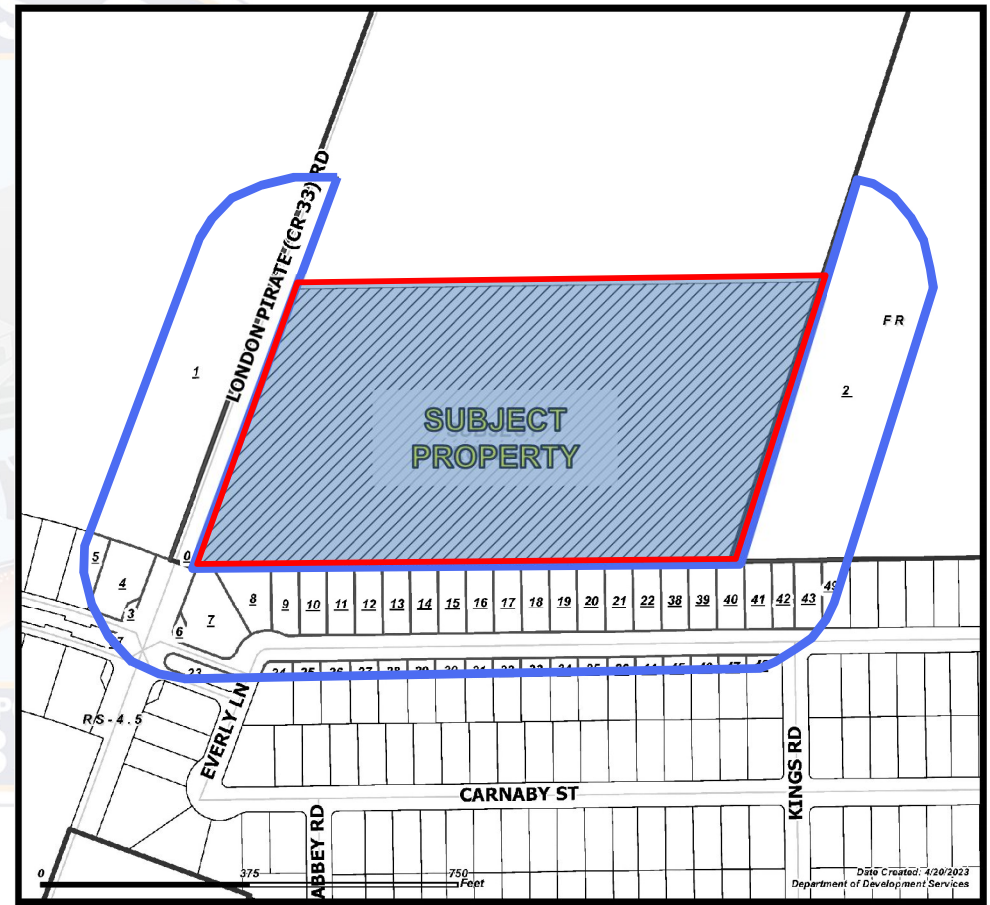
Opposed: 0 (0%)
Separate Opposed Owners



In Favor: 0 (0.00%)



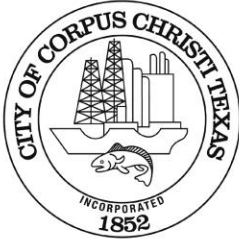
*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis and Recommendation

- The proposed rezoning is consistent with the FLUM's (Future Land Use Map) designated medium-density residential use and many broader elements of the City of Corpus Christi Comprehensive Plan.
 - The “FR” district allows low-density uses, and the “RS-6” district, medium-density uses.
- The proposed rezoning will not have any adverse impact on the surrounding uses. The requested use is compatible with the adjacent land uses.
 - The property is bounded to the south and west by the London Towne Unit 1 subdivision. North of the subdivision is a recently annexed property that is zoned “RS-6” Single-Family 6 District.
- The development is appropriately sited and contains features that will contribute and promote the neighborhood consistent with the ADP (Area Development Plan).

Staff Recommendation: Approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District.



AGENDA MEMORANDUM

Planning Commission Meeting of May 17, 2023

DATE: December 14, 2022
TO: Planning Commission
FROM: Al Raymond, Director of Development Services
AlRaymond@cctexas.com
(361) 826-3575

Unified Development Code Update Briefing – Zoning

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Nina Nixon-Mendez, FAICP	Assistant Director	Development Services
2. Andrew Dimas	Dev. Serv. Administrator	Development Services

OTHER PRESENTER(S):

1. Arista Strungys, FAICP, PP	Principal	Camiros Ltd.
2. Christopher Jennette, AICP	Principal	Camiros Ltd.

ISSUE:

A review and update of the Unified Development Code is warranted. In 2011, the City of Corpus Christi's Unified Development Code was adopted and since has been periodically amended. The Unified Development Code was developed by a consultant and subsequent changes in language were provided by several community groups. In 2019, an evaluation of the UDC was presented to City Council, based on significant stakeholder engagement, which provided detailed information and guidance on warranted amendments. In 2019-2022 staff brought forward minor amendments based on report recommendations as well as state mandates. (Visit www.cctexas.com/udc for information on recent amendments.)

BACKGROUND:

In August 2021, the City contracted with Camiros Ltd. to assist with the update of the Unified Development Code by addressing major revisions. Provisions of the code addressed were zoning, overlay and special districts, off-street parking, landscaping, buffers, subdivision and traffic impact analysis. The final drafts on the zoning and related development standards were completed in March 2023. Drafting and review of the

subdivision and traffic impact provisions for public presentation began in December 2022 and is currently under review by the DS Technical Advisory Committee.

Stakeholder and Public Engagement

- Fall 2021 - Camiros Ltd. conducted stakeholder and technical staff interviews with over 40 participating.
- Summer/Fall 2022 - Initial drafts were prepared for zoning development standards, and reviewed by the Development Services Technical Advisory Group, Downtown Management District, and Island stakeholders. The Development Services Technical Advisory Committee reviewed drafts over 7 meetings.
- December 2022 - Five opportunities for public engagement for the zoning standards, with notification by newspaper notice on December 5, and distribution of press release and announcements on social media:
 - December 13, 2022 – Presentation of Draft UDC Updates and Open House, Lindale Senior Center, 31335 Swantner (2-4 p.m.)
 - December 13, 2022 - Presentation of Draft UDC Updates and Open House, Ethel Eyerly Senior Center 652 Graham Rd. (6-8 p.m.)
 - December 14, 2022 - Coffee with the Consultants, Development Services Department (9-11 a.m.)
 - December 14, 2022 - Presentation of Draft UDC Updates and Open House, Corpus Christi City Hall, 6th Floor Conference Room (2 – 4 p.m.)
 - December 14, 2022 – Planning Commission Briefing and Question and Answer, City Hall Council Chambers (5:30 p.m.) Live Broadcast via Facebook and YouTube and Q&A
 - Zoning drafts posted on project website at www.CCTXUDCupdate.com

UDC Update Summary

UDC Update purpose:

- Align with Plan CC, adopted plans and policies
- Modernize the zoning standards
- Address reoccurring issues
- Increase user-friendliness

General district regulation updates:

- Purpose statements included for all districts
- Zoning designations aligned with the full name of the district (*Example: RS-4.5 = SF-4.5 Single-Family 4.5 Zoning District*)
- Reduced number of zoning districts
- District dimensional tables reorganized to list standards more clearly
- Illustrations provided
- Provide disposition tables of reclassified districts showing district conversions.

Residential:

- Simplify the residential dwelling types permitted (several existing districts combined)
- Basic design standards
- Height transitions added when MF abuts SF and TF

Commercial:

- Districts refined to better reflect scales of intensity (several districts were combined)
- Basic design standards
- Streetscape zone in CBD, extended to CMU (Commercial Mixed Use)

Special Purpose Districts

- Allow infill development of SF homes in Manufactured Home subdivisions (without going through a rezoning)

Overlay Districts

- Eliminated 4 overlay districts (Development Concept, Target Area, Alternative Housing, Mixed-Use) and incorporated flexibilities in base zoning districts
- Cluster Development and Cottage Housing were revised as a use with standards
- Uptown-Downtown Mixed Use and Streetscape zones are incorporated into CBD and CMU
- PUD – added need to demonstrate enhanced design
- IO – Island Overlay – revised to include objective design standards

Uses

- Provides a global use matrix to includes principal, temporary and accessory uses
- Some uses have specific standards
- Includes full list of uses and each defined

Off-Street Parking Standards

- Amount of required parking has been adjusted based on current practices and are based on gross floor area
- Reduced by 50% within the RC District (except for hotel/motel)
- Where 80% of the parking area is permeable pavement, reduce by 20%
- In the commercial and mixed-use districts, on-street parking spaces may be counted
- Multi-tenant developments (two or more uses on one site) have a reduced rate based on a formula
- Adjacent nonresidential where cross-access is provided, reduce by 10% for each
- Director of Development Services may reduce up to a maximum of 20% of required off-street parking for bicyclist facilities (secure bicycle lockers, employee shower facilities)
- In the IO Island Overlay District only, up to a maximum of 10% of required spaces may be designed to accommodate golf carts
- Stahl dimensions set to 9 ft. in width by 20 ft. in depth
- Bicycle parking required for new construction, or when parking lot is resurfaced/reconstructed or expanded by 50%
 - MF less than 8 dwellings .5 per unit (short term or long term spaces)
 - MF 8 dwellings or more .5 per unit (long term spaces)

- Non-residential over 10,000 sf of GFA – 1 per 10 vehicle spaces (75% spaces must be short term)

Landscape/Buffer Yards

- Provides low pedestrian wall/seating standard which reduced width of landscaped edge to 3 ft.
- Interior lot landscape standards simplified – 1 parking lot landscape isle per 15 spaces
- Buffer yards standards simplified requiring shrubs, trees, fence/wall

Next Steps:

- Draft ordinance to be posted on www.cctexas.com/udc
- Planning Commission – 2nd Briefing – May 31
- Joint Planning Commission/City Council Briefing - June

LIST OF SUPPORTING DOCUMENTS:

Presentation



Corpus Christi

Unified Development Code Update

UDC Update Goals

Community Engagement

- **2021** Invitation to over 40 stakeholder groups to participate in interviews
- **2022** Meetings with Island and Downtown Management District stakeholders
- **Summer/Fall 2022** Development Services Technical Advisory Committee reviewed drafts over 7 meetings
- **December 13-14, 2022** 3 Open House Sessions, Coffee with the Consultants, Facebook/YouTube Live Streamed Broadcast at Planning Commission



UDC Update Goals

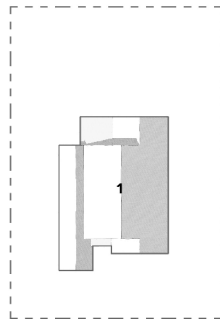
Why update the zoning standards?

- **Align with the goals of Corpus Christi**
 - ✓ **Plan CC, adopted plans and policies**
- **Modernize the zoning controls**
- **Address reoccurring issues with current zoning standards**
- **Increase user-friendliness**

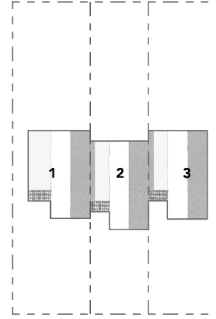
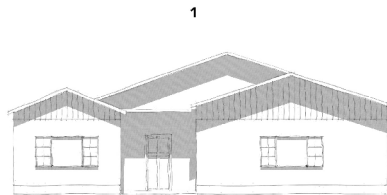


Districts Residential

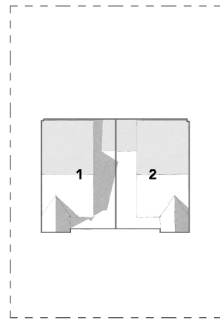
Simplify the residential dwelling types permitted



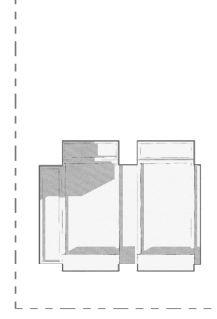
Dwelling, Single-Family Detached



Dwelling, Townhouse



Dwelling, Two-Family



Dwelling, Multi-Family



Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

Proposed District	Purpose	Minimum Lot Area + Lot Width	Maximum Height
FR Farm Rural	Land that is relatively undeveloped and agricultural in nature; permit continued use of land for agricultural	5 acres 150'	45'
SF-E Single-Family Estate District	Single-family dwellings on large lots with more generous setbacks	22,000sf 75'	35'
SF-10 Single-Family District	Single-family dwellings on larger lots in a predominantly suburban development pattern	10,000sf 50'	35'
SF-6 Single-Family District	Single-family dwellings on moderately sized lots	6,000sf 45'	35'
SF-4.5 Single-Family District	Single-family dwellings within a denser development pattern of smaller lots	4,500sf 40	35'



Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

Proposed District	Purpose	Minimum Lot Area	Maximum Height
2F Two-Family District	Single-family and two-family residential development	SF: 4,500sf 2F: 6,000sf	35'
TH Townhouse District	A mix of single-family, two-family, and townhouse dwellings	SF, 2F: 4,500sf Townhouse: 2,200sf per unit	SF, 2F: 35' Townhouse: 45'
MF-1 Multi-Family District	A mix of single-family, two-family, townhouse, and medium density multi-family dwellings	SF, 2F: 4,500sf Townhouse: 2,200sf per unit MF: 1,500sf per unit	SF, 2F: 35' Townhouse: 45' MF: 70' * <i>* Transition when abutting SF Districts or 2F District (45')</i>
MF-2 Multi-Family District	A higher density mix of townhouse and multi-family dwellings	Townhouse: 1,500sf per unit MF: 1,000sf per unit	Townhouse: 45' MF: Unlimited * <i>* Transition when abutting SF Districts or 2F District (45'/65')</i>



Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

Proposed District	Purpose	Maximum Height	Dwelling Types Allowed
RP Residential Professional	Low intensity office uses and residential; encourages conversion of existing dwellings to such commercial uses, creating a unique, low intensity mixed-use character	45'	Single-family Two-family Townhouse
NO Neighborhood Office	Office and service uses and a variety of residential uses, including mixed-use; small-scale office buildings that can in close proximity to residential neighborhoods without adverse impacts	45'	Single-family Two-family Townhouse Multi-family Mixed-use
NC Neighborhood Commercial	Convenience commercial and personal services that serve nearby residential neighborhoods	45'	Mixed-use



Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

Proposed District	Purpose	Maximum Height	Dwelling Types Allowed
CMU Corridor Mixed Use	Commercial along corridors with a mix of residential, commercial, service, and institutional uses, that serve the adjacent neighborhoods and the community at large	65' * * Transition when abutting SF Districts or 2F District (45')	Multi-family Mixed-use
RMU Resort Mixed-Use	Hotels, mixed-use development, townhouse and multi-family dwellings within resort areas with limited commercial activity that provides tourist-related services	100' * * Transition when abutting SF Districts or 2F District (45'/65')	Townhouse Multi-family Mixed-use
RC Resort Commercial	Variety of commercial activity such as tourist, water-oriented, retail, and entertainment uses which reflect the character of a resort area	80' * * Transition when abutting SF Districts or 2F District (45')	Multi-family Mixed-use
CBD Central Business	Commercial core of the CBD intended to ensure harmonious development, redevelopment, and rehabilitation of uses in and around the historic core by integrating an appropriate mix of all types of uses	Unlimited	Multi-family Mixed-use



Districts Commercial

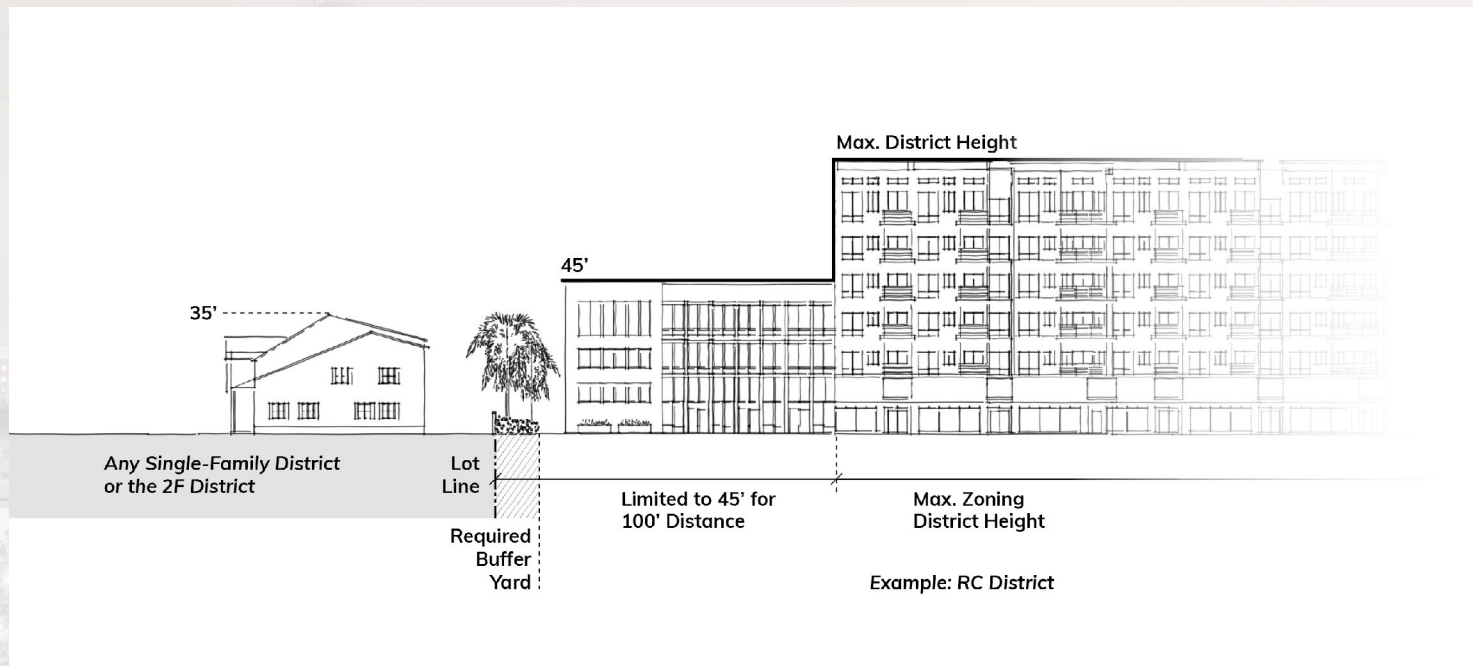
The commercial district structure has been refined to better reflect scales of intensity

Proposed District	Purpose	Maximum Height	Dwelling Types Allowed
GC General Commercial	More auto-oriented commercial activities, which attract a more regional consumer base and generally located along major commercial arterials	65' * <i>* Transition when abutting SF Districts or 2F District (45')</i>	None
CC Commercial Compatible	A wide range of commercial uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, businesses, and industrial uses	25'	None



Districts Height Transition

Height transitions have been added to certain districts when adjacent to SF District or the 2F District



Districts Commercial

Additional updates to commercial district standards

- **Streetscape Zone required in CMU and CBD Districts**
 - ✓ Sidewalk requirements
 - ✓ Design of street furniture and landscape
 - ✓ Design of awnings, window design
 - ✓ Permissions for sidewalk cafes
 - ✓ Sign controls
 - ✓ Lighting controls
 - ✓ Screening types allowed
- **Incorporated Uptown/Downtown Overlay**
 - ✓ Address those areas not covered by the CBD or CMU Districts
 - ✓ *CBD, CMU: No parking required; Streetscape Zone required*



Districts Industrial

The industrial district structure has been clarified

LI Light Industrial District

- Range of warehouse/distribution and light industrial uses, including of light manufacturing, fabricating, assembly, and processing
- Conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts

HI Heavy Industrial District

- Uses that may be hazardous or noxious
- May have significant external impacts and may include large areas of outdoor storage or operation
- Standards ensure adequate separation and mitigation of potential impacts on surrounding areas

IC Industrial Compatible District

- Industrial uses that can provide a buffer between residential uses and intensive public facilities, businesses, and manufacturing uses



Districts **Special Purpose**

Special purpose district structure has been clarified

MH Manufactured Home Zoning District

- Development of manufactured home parks and manufactured home subdivisions
- Standards ensure manufactured home parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units provided
- Minimum district size: 5 acres

RV Recreational Vehicle Park Zoning District

- Development of tourist accommodations which utilize recreational vehicle parks
- Minimum district size: 3 acres



Districts Overlays

Current Overlay	Status in Update
Development Concept and Special Overlay Zoning	Eliminated – Flexibilities incorporated into districts
Target Area Redevelopment Special Overlay	Eliminated – Flexibilities incorporated into districts
Alternative Housing Options	Eliminated – Flexibilities incorporated into districts/uses
Mixed-Use Overlay	Eliminated – Mixed-use incorporated into districts
Clustered Development Overlay	Revised as a use with standards
Cottage Housing District	Revised as a use with standards
Uptown-Downtown Mixed-Use (MUS) Special Overlay	Incorporated into commercial and mixed-use districts
Streetscape Zone Standards	Incorporated into commercial and mixed-use districts
AICUZ Air Installation Compatible Use Zones	MCAOD Military Compatible Area Overlay Districts <i>Update Completed by the City (August 16, 2022)</i>



Districts Overlays

PUD Planned Unit Development Overlay District

- Encourages the unified design of a mix of residential, commercial, office, retail, institutional
- Architecturally and environmentally innovative
- Achieve better utilization of land than possible through zoning standards
- Must demonstrate enhanced design
 - ✓ *Sustainable design*
 - ✓ *Low-impact development (defined by the EPA)*
 - ✓ *Preservation of historic features*
 - ✓ *Adaptive reuse of existing buildings*
 - ✓ *Affordable/workforce and/or senior housing set-asides*
 - ✓ *Preservation of wetlands and floodplains above that required*
 - ✓ *Additional landscape installed above that required*
 - ✓ *Community amenities, including public plazas, formal gardens, and public art*
 - ✓ *Enhanced connectivity (bicycle, transit, or pedestrian); access to adjoining public trails.*

H Historic Overlay

- Preserves areas of historical or cultural significance, including areas and landmarks
- Each individual overlay shall have the specific standards



Districts Overlays

IO Island Overlay

- Promotes quality development on Padre Island as viewed from public rights-of-way
- Create distinctive quality of life of the area by promoting building design characteristic of a resort area

IO District Design Standards

- Create theme and style of architecture on the island that celebrates the heritage of South Texas
- Promotes quality building design for multi-family, nonresidential, and mixed-use developments on the main thoroughfares of Padre Island
- Objective design standards have been drafted
 - ✓ *Eliminated building material requirements (not allowed in TX)*
 - ✓ *Eliminated references to outside sources (Field Guide to American Houses)*



Update Uses

Modernize Use Approach

Eliminate tables of use categories

Full list of uses and each defined

Modern generic use approach

Only call out select specific uses

Each use defined

Certain uses require standards

Address impacts and design

Applies whether permitted or special permit

Create global use matrix: principal, temporary, accessory

Uses tailored to purpose of district



Permitted = P
 Special Permit = SP
 Blank = Prohibited

Table 5.2: Use Matrix																								
USES	DISTRICTS																						USE STANDARD	
	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH		RV
Principal Uses																								
Residential																								
Dwelling - Single-Family Detached	P	P	P	P	P	P	P	P		P	P													5.3.17
Dwelling - Two-Family						P	P	P		P	P													5.3.17
Dwelling - Townhouse							P	P	P	P	P			P										5.3.18
Dwelling - Multi-Family								P	P		P		P	P	P		P							5.3.19
Dwelling - Above the Ground Floor										P	P	P	P	P	P		P							
Community Home for Persons with Disabilities	P	P	P	P	P	P	P	P	P	P														5.3.12
Cluster Development	P	P	P	P	P	P	P	P																5.3.11
Cottage Court			P	P	P	P	P	P																5.3.15
Child Care Home	P	P	P	P	P	P	P	P		P														5.3.16
Family Home	P	P	P	P	P	P	P	P		P														
Group Home	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Home I	P	P	P	P	P	P	P	P		P														
Home II	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Structured Home Park																						P		
Structured Home																						P		
Subdivision																								
Commercial and Service	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Adult Gaming Establishment																SP			SP					5.3.1
Amusement Facility - Indoor													P		P	P	P							
Amusement Facility - Outdoor															P	P			SP					
Animal Care Facility	P											P	P			P	P							5.3.3
Animal Shelter	P															P			P		P			5.3.4
Art Gallery										P	P	P	P	P	P	P	P							
Arts Studio										P	P	P	P		P	P	P							
Bar													P	SP	P	P	P							5.3.5
Boat or Recreational Vehicle Sales																SP	P							5.3.6
Boat or Recreational Vehicle Storage															SP	P			P					5.3.6
Broadcast Facility - With Antenna																P			P	P				
Broadcast Facility – Without Antenna																P	P		P	P				
Car Wash												SP				P		P	P					5.3.9



USES	DISTRICTS																						USE STANDARD	
	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH		RV
Principal Uses																								
Residential																								
Dwelling - Single-Family Detached	P	P	P		P	P	P	P		P	P													5.3.17
Dwelling - Two-Family						P	P	P		P	P													5.3.17
Dwelling - Townhouse							P	P	P	P	P			P										5.3.18
Dwelling - Multi-Family								P	P		P		P	P	P		P							5.3.19
Dwelling - Above the Ground Floor										P	P	P	P	P	P		P							
Community Home for Persons with Disabilities	P	P	P	P	P	P	P	P	P	P														5.3.12
Cluster Development	P	P	P	P	P	P	P	P	P															5.3.11
Cottage Court Development			P	P	P	P	P	P	P															5.3.15
Family Child Care Home	P	P	P	P	P	P	P	P	P	P														5.3.16
Family Home	P	P	P	P	P	P	P	P	P	P														
Group Home	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP														
Home I	P	P	P	P	P	P	P	P	P	P														
Home II	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP														
Manufactured Home Park																						P		
Manufactured Home Division																						P		
Commercial and Service	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Adult Gaming Establishment																SP			SP					5.3.1
Amusement Facility - Indoor													P		P	P	P							
Amusement Facility - Outdoor															P	P			SP					
Animal Care Facility	P											P	P			P	P							5.3.3
Animal Shelter	P															P	P		P		P			5.3.4
Art Gallery										P	P	P	P	P	P	P	P							
Arts Studio										P	P	P	P	P	P	P	P							
Bar													P	SP	P	P	P							5.3.5
Boat or Recreational Vehicle Sales																SP	P							5.3.6
Boat or Recreational Vehicle Storage																SP	P		P					5.3.6
Broadcast Facility - With Antenna																	P		P	P				
Broadcast Facility – Without Antenna																	P	P	P	P				
Car Wash												SP					P	P	P					5.3.9

Locate Use

- 1) District permissions
- 2) Use type



Update Uses

Accessory Uses

- Above Ground Fuel Storage Tanks
- Accessory Dwelling Unit
- Animal Pen
- Drive-Thru Facility
- Hazardous/Flammable Materials Storage
- Helipad, Heliport, Landing Field
- Home Occupation
- Outdoor Entertainment
- Outdoor Sales and Display
- Outdoor Seating/Activity Area
- Outdoor Storage
- Private Stable

Temporary Uses

- Donation Station
- Food Truck
- Mobile Retail Vendor
- Real Estate Project Sales Office
- Temporary Agricultural Sales Stands
- Temporary Contractor's Office/Yard
- Temporary Outdoor Event
- Temporary Outdoor Storage Container

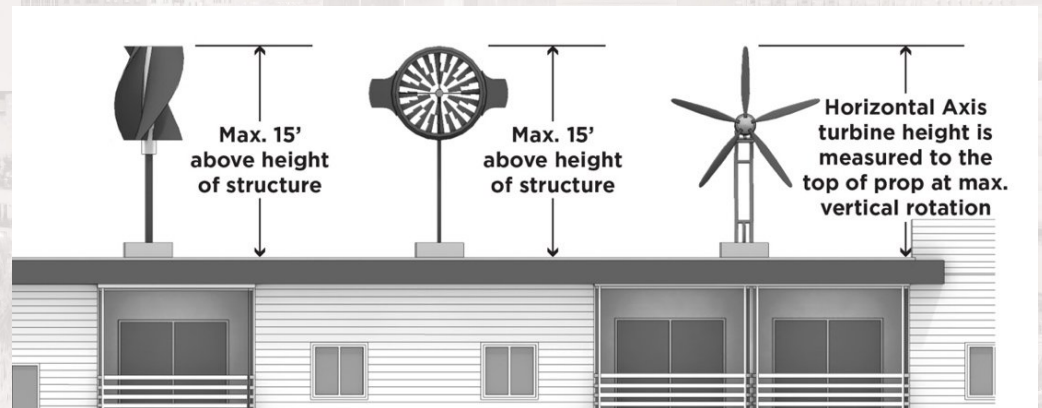
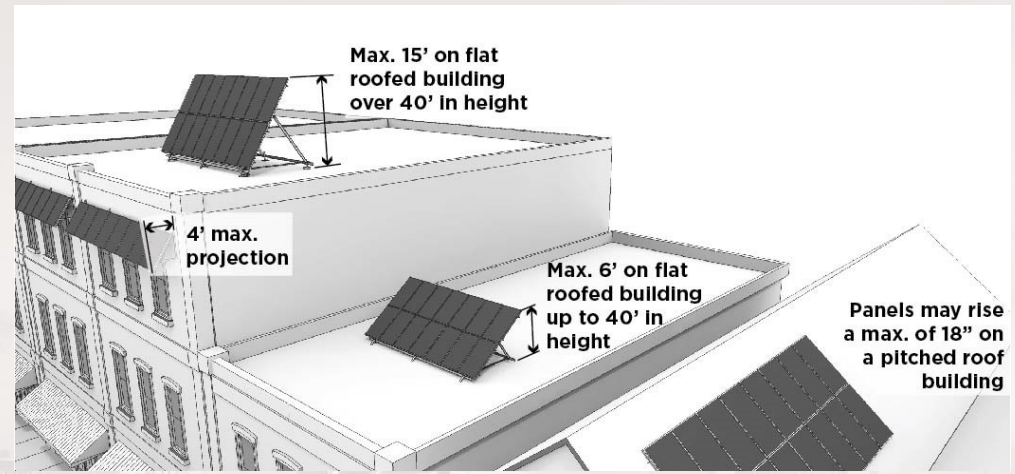


Development Standards Accessory Structures

Updated permissions have been proposed for accessory structures

Specific structures regulated include:

- Amateur (ham) Radio Equipment
- Garages (Detached) and Carports
- Mechanical Equipment (Ground-Mounted & Roof-Mounted)
- Refuse and Recycling Containers
- Satellite Dish Antennas
- Solar Panels
- Wind Turbines



Development Standards **Parking Standards**

Required minimum parking ratios have been updated

- Required minimum parking is now related to the new use structure, where each use in the table now has an associated standard
- Amount of required minimum parking has been reduced
- Requirements reflect objective standards that can be easily measured, such as gross floor area

The following districts are exempt from minimum parking

CBD Central Business District
CMU Corridor Mixed-Use District



Development Standards **Parking Standards**

Parking Flexibilities

- Reduce by 50% within the RC District (except for hotel/motel)
- Where 80% of the parking area is permeable pavement, reduce by 20%
- In the commercial and mixed-use districts, on-street parking spaces may be counted
- Multi-tenant developments (two or more uses on one site) have a reduced rate based on a formula
- Adjacent nonresidential with cross-access is provided, reduce by 10% for each
- Director of Development Services may reduce up to a maximum of 20% of required off-street parking bicyclist facilities (secure bicycle lockers, employee shower facilities)
- In the IO Island Overlay District only, up to a maximum of 10% of required spaces may be designed to accommodate golf carts

Off-Site Parking Spaces

- Located within 2,000 feet from the property served for nonresidential uses
- 750 feet from the property served for residential uses,

The following exceptions apply (cannot be off-site):

- *Required parking spaces reserved for persons with disabilities*
- *Residential uses (including units within mixed-use): NC, NO, RP, and RC Districts*



Development Standards **Parking Standards**

Bicycle parking required

- New construction
- When a parking lot is fully reconstructed or resurfaced
- When a parking lot is expanded by an additional 50% or more spaces (viz., the total number of spaces after expansion is 150% or more of the spaces prior to expansion)

Bicycle parking spaces provided as follows:

Use	Required Bicycle Spaces
Multi-Family Dwelling – less than 8 dwelling units	0.5 per unit Designed as short-term or long-term spaces
Multi-Family Dwelling – 8 or more dwelling units	0.5 per unit All spaces must be long-term spaces
Nonresidential - Over 10,000sf of GFA	1 per 10 vehicle spaces A minimum of 75% of spaces must be short-term (long-term spaces are not required, i.e., all spaces may be short-term)



Development Standards **Landscape + Buffer Yards**

Applicability

New Development

- New construction (except MH or RV Districts)

Existing Development

- New construction of a principal building, including construction of additional principal buildings
- Increase in ground level area by 1,000sf or more of existing structures up to 10,000sf, or increase in the floor area by 10% or more of existing structures greater than 10,000sf
- Destruction of more than 50% of an existing nonconforming structure, whose reconstruction does not qualify for an exception

Additional Revisions

- For single-family and two-family dwellings, required landscaping and supporting information may be indicated on a site plan in lieu of a full landscape plan
- Director of Development Services to inspect required landscape 12 months after issuance of a certificate of occupancy - ***No longer an annual inspection***



Development Standards Landscape + Buffer Yards

Landscape Requirements for Street Yards

- Recently adopted requirements for trees within street yards has been included, with only minor clarifications of the current provisions
- *Additional Standard Added: In the SF-4.5, one tree may be planted in the street yard and one in the rear yard*

Parking Lot Street Edge Landscape

- Required along all edges of any parking lot abutting the street (excludes alleys)
- Must run the full length of the street edge, except for points of ingress or egress
- *Use of a low pedestrian wall reduces width to 3 feet*

Interior Parking Lot Landscape

- Parking lot of 15 or more spaces required to install interior parking lot landscape
- One parking lot island must be provided between every 15 parking spaces



Development Standards **Landscape + Buffer Yards**

Buffer Yards

- Certain uses or zoning districts, because of their character and/or intensity, may create adverse impacts when abutting other less intensive uses or districts
- Provides a transition that minimizes adverse impacts
 - ✓ [Table - Required Buffer Yard Class](#) indicates in what situations and which class is required
 - ✓ [Table - Buffer Yard Class](#) describes the width and design of each class
 - ✓ Buffer yards are located within rear and interior side setbacks along the lot lines
 - ✓ Where a rear setback is along an alley, may be reduced to 5'
 - ✓ Buffer yards reserved for planting material and screening
 - ✓ No parking loading spaces, or accessory structures and facilities, such as refuse containers or storage, are permitted within buffer



Development Standards Landscape + Buffer Yards

Table 7.9.2.B: Buffer Yard Class				
Requirements	Buffer Yard Class			
	A	B	C	D
Width of Buffer Yard	40'	25'	10'	5'
Shrubs	1 shrub per 5 linear feet	1 shrub per 5 linear feet	1 shrub per 3 linear feet	1 shrub per 3 linear feet
Trees	1 tree per 30 linear feet	1 tree per 30 linear feet	1 tree per 50 linear feet	1 tree per 50 linear feet
Fence/Wall Required	Solid fence or wall	Solid fence or wall	Solid fence or wall	Solid fence or wall
Fence/Wall Height	6' min./7' max.	6' min./7' max.	6' min./7' max.	6' min./7' max.



Development Standards Landscape + Buffer Yards

Table 7.9.2.A: Required Buffer Yard Class								
Zoning District of Property Under Development	Development Type Required to Install Buffer Yard	Buffer Yard Required for Development When:	Buffer Yard Class Required					
FR, SF-E, SF-12.5, SF-6, SF-4.5	Nonresidential development	Abutting residential use	C					
2F	Nonresidential development	Abutting residential use	C	GC, CC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C	
TH	Nonresidential development	Abutting residential use	C					
	Townhouse development	Abutting single-family or two-family use	D		Development in the zoning district	Abutting single-family or two-family use	C	
MF-1, MF-2	Nonresidential development	Abutting residential use	C					
	Townhouse or multi-family development	Abutting single-family or two-family use						
RP	Nonresidential development	Abutting residential use	C	CBD	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C	
	Townhouse development	Abutting single-family or two-family use	D					
NO, NC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C		Development in the zoning district	Abutting single-family or two-family use	C	
	Development in the zoning district	Abutting single-family or two-family use	C					
CMU, RMU	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C	LI, CI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	B	
	Development in the zoning district	Abutting single-family or two-family use	C					
RC, RCB	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C					
	Development in the zoning district	Abutting single-family or two-family use	C					
GC, CC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C	HI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	A	
	Development in the zoning district	Abutting single-family or two-family use	C					
					Development in the zoning district - required for area along a street frontage	When located across the street from a single-family (Section 4.3) or multi-family (Section 4.4) district	C	
CBD	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C					
	Development in the zoning district	Abutting single-family or two-family use	C					
LI, CI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	B					
HI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	A					
	Development in the zoning district - required for area along a street frontage	When located across the street from a single-family (Section 4.3) or multi-family (Section 4.4) district	C					



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Unified Development Code Update