

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

Staff Only: GG/District 1  
 App Received: 12-16-20  
 TRC Meeting Date: 01-07-21  
 TRC Comments Sent Date: 1-11-21  
 Revisions Received Date (R1): 1-28-21  
 Staff Response Date (R1): 2-11-21/Engineering Resent Comments on 2-12-21  
 Revisions Received Date (R2): 2-18-21  
 Staff Response Date (R2): 2-24-21  
 Revisions Received Date (R3): 2-26-21  
 Staff Response Date (R3): 2-26-21  
 Planning Commission Date: March 03, 2021 Non-Public Notice

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.  
 All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.  
 Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: **20PL1139**

**7-ELEVEN MCKENZIE RD, BLOCK 1, LOT 1 (FINAL – 2.952 ACRES)**  
 Located east of McKenzie Road north of Up River Road.

Zoned: **CG-2**

Owner: **Richard Kronke/Trust**  
 Surveyor/Engineer: **Pape-Dawson Engineers**

The applicant proposes to plat the property in order to obtain a building permit for commercial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Agreed.			
2	Plat	Pls identify and label active natural gas pipeline on north side of platted area. Refer to railroad commission GIS web viewer (P5# 463338)	Active pipeline added within the TxDOT ROW per TxDOT as-built plans. GIS data is not precise location.	Resolved.		
3	Plat	Revise public record document reference to Volume 1894 Page 869. Current reference shows roll/image numbers (869/1196).	Public record document revised to reflect Vol.1894 Pg. 869	Not Resolved. Legal description still references wrong volume and page information for "remaining portion of 2.98 acre tract"	Plat has been revised.	Resolved.
4	Plat	Additional street dedications from existing streets shall be hatched in light gray.	Street dedication areas hatched light gray.	Resolved.		
5	Plat	Revise the plat title format to _____, Block _____, Lots _____.	Subdivision Name, block, lot switched accordingly.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat title change "Replat" to "Final" and add the Block and lot number.	"Replat" changed to "Final" block/lot number added.	Correction: Revise the plat to include the Block 1, Lot 1	Plat has been revised.	Addressed
2	Plat	On Note 5 referencing the total platted area, revise to read "including the street dedication".	Note and acreage updated to include street dedication.	Addressed		
3	Plat	On Note 6 change "United" to "Unified"	Note 6 revised to "unified"	Addressed		
4	Plat	On the center of the plat remove the reference "Area Being Platting..." This information is duplicate in the the legal description under the plat title.	Reference removed	Addressed		
5	Plat	Remove Licensed Professional Engineer certificate block.	Professional Engineer block removed.	Addressed		
6	Plat	Note: On the owners certificate block "Belterra Partners" are not the current owners. Prior to plat recordation provide new transfer deed and documentation authorizing Scott Smith to sign on behalf of Belterra Partners.	Owner block revised to Rupert Kronke to match appraisal district.	On the owners certificate block include the statement after "As shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated 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 that this map was made for the purpose of description and dedication."	Plat has been revised.	Not Addressed: "that it has had said lands surveyed..."
7	Plat	On the Engineer certificate block change "William J Green, P.E." to "Jalal Saleh, P.E."	Engineer certificate block revised.	Correction new engineer: "Brett Flint, P.E."	Plat has been revised.	Addressed
8	Plat	On the Planning Commission certificate block change "Nina Nixon Mendez FAICP" to "Al Raymond III, AIA" and "Eric Villarreal, P.E." to "Jeremy Baugh"	Planning Commission certificate revised.	Addressed		
9	Plat	Delineate the entire right-of-way width and half-distance to the centerline for all street frontages.	All rights-of-way along with centerlines have now been added and dimensioned.	Addressed		
10	Plat	Show and label 20' Y.R along McKinze Road and Up River Road.	20' Yard Requirement added to roads.	Addressed		

11	Plat	Show and label 15' U.E. along McKinze Road (UDC 8.2.3.A.2)	15' Utility Easement added and labeled.	Addressed			
12	Plat	<del>Show and label 10' U.E. along Up River Road (UDC 8.2.3.A.2).</del> Per Engineering remove 10' U.E. along Up River Road	10' Utility Easement added and labeled.	Addressed			
13	Plat	Remove 2 solid lot lines within the platted lot.	2 solid lot lines removed	Addressed			
14	Plat	On the platted lot remove the reference "No buildings observed address not assigned"	Reference removed	Addressed			
15	Plat	On the platted lot remove all remaining legal descriptions.	Remaining legal descriptions removed	Addressed			
16	Plat	Wastewater Distribution Acreage fee - 2.67 acre x \$1,571.00/acre = <b>\$4,194.57</b>	Fees to be mailed to City of Corpus Christi.	Prior to plat recordation			
17	Plat	Water Distribution Acreage fee – 2.67 acres x \$1,439.00/acre = <b>\$3,842.13</b>	Fees to be mailed to City of Corpus Christi.	Prior to plat recordation			

#### NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor;	4973-0001-0010 we currently have the owner as KRONKE RUPERT HAROLD ET AL	Owner block revised.	Addressed			

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	Applicant Response	Staff Resolution	Applicant Response
Public Improvements Required?	Yes				
Water	Yes	Not Required. See staff resolution.		Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.	
Fire Hydrants	Yes: A fire hydrant (FH) must be within 300' from the furthest point on the building; this distance is measured as the fire truck drives; FH's are required along McKenzie and along access road for IH 37; looping is required.	Not Required. See staff resolution.	Sufficient fire coverage is provided regardless of building layout onsite. Please see attached aerial. Additional hydrants are not required. Public improvements are not required.	Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.	Sufficient fire coverage is provided regardless of building layout onsite. Please see attached aerial. Additional hydrants are not required. Public improvements are not required.
Wastewater		No		Addressed	
Manhole		No		Addressed	
Stormwater	Yes	Not Required. Deferred to Site Development	No public improvements. On-site drainage only.	To be addressed with Site Development.	No public improvements. On-site drainage only.
Sidewalks		No. Sidewalks currently exist along Up River Road and McKenzie Road; sidewalks aren't required along IH 37 the UDC Table 8.2.1.C	Agree.	Addressed	Agree.
Streets		No		Addressed	

Refer to UDC Section 3.8.3.D Waivers if applicable.

#### Applicant Response on Waiver:

#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	PI Plans	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	No proposed public improvement.	Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.			
2	PI Plans	Remove all existing driveways which will not be utilized by the proposed Development and replace them with curb and gutter and sidewalks as necessary.	Driveway removal noted on civil plans recently submitted with building permit.	To be addressed on Site Development			
3	Plat	Show and label the center Lines for McKenzie Road and Up River Road; show the distances from the center lines to the property lines.	Center lines now labeled and dimensioned accordingly.	Addressed			
4	Plat	McKenzie Road is classified as a "A2" Arterial Street as per the Urban Transportation Plan (UTP); make sure the distance is a 50' minimum from the center line to the property line; dedicate any additional areas needed to conform.	See Diamond Key Note 2 (10ft ROW easement)	Not Addressed. Include these ROW Easements with street dedication to be removed from private property's square footage. Update the boundary at this area. Update square footage for Lot.	Plat has been revised.	Not Addressed. Turning lane acquisition land to be included in street dedication. Update square footage.	10ft of ROW dedication has been added to the plat to increase the width of McKenzie ROW to 50ft from the centerline. ROW easement along Up River Rd has been dedicated to the City and removed from the site boundary. Utility easement removed, as it is included in the ROW dedication. Landscape buffer along Up River Road will not be required during Building Permit per Brett Flints direction. Lot acreage has been adjusted. <b>Addressed Per Engineering 2-26-21</b>

5	SWQMP	Provide the hydrology and the hydraulic calculations for the pre- and post-development and the differential for 5, 25, and 100 year storm events; limit the flows leaving the site to pre-development for the 100 year flows; Describe your potential mitigations due to increase in storm water flows including possible detention.	See attached storm water management report. Detention basin design included within the report.	Addressed			
6	SWQMP	Duplicate the receiving water note from the Plat sheet to the Storm Water Quality Management Plan (SWQMP) sheet.	Note duplicated from plat to plan sheet.	Addressed			
7	Plat	Provide a copy of TXDOT permit and approval to Driveway and drainage.	Currently under review. Will provide after approval/prior to recordation.	To be addressed with Public Improvements	TxDOT driveway is not a public improvement for the City of Corpus Christi. Approved driveway permit from TxDOT is not a platting requirement as there is access from other streets. This permit is a site / building permit requirement.		TxDOT driveway is not a public improvement for the City of Corpus Christi. Approved driveway permit from TxDOT is not a platting requirement as there is access from other streets. This permit is a site / building permit requirement.
8	Utility Plan	Show and label the pipeline per GIS comment Number 2; Indicate the distance from the outside of the pipeline to the building face; the distance must be 15' or greater.	Active pipeline labeled per existing TxDOT as-built plans. Gas line within TxDOT ROW. GIS data is not precise location.	Addressed			
9	Infor:	See TxDOT Comments hereafter.	Noted.	To be addressed prior to recordation.	No TxDOT comments to address for platting.		No TxDOT comments to address for platting.
10	Infor:	See Utilities Department Comments hereafter.	Noted.	To be addressed prior to recordation.	No additional utilities comments to address for platting.		No additional utilities comments to address for platting.
11	Infor:	Additional comments may come your way on your next submittal due to the extent of the comments.	Noted.				

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is required for platting. A minimum of an 8" main is required along all public rights of ways. No dead-end mains will be permitted.	GIS data out of date. See attached asbuilts of UP River Rd and McKinzie, showing looped water mains. No extension of water mains is required.	Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.			

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor:	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access on IH-37.	Noted.				
2	Infor:	Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC	Noted.				
3	Plat	Need to provide truncated dome on existing ramps to be ADA along Up River Rd	Noted.				

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor:	Purpose: Commercial use. Fire hydrant flow requirements for commercial areas requires 1,500 GPM with @20 PSI residual.	Noted.				
2	Infor:	Fire hydrant located every 300 feet or 100 feet to an FDC if required. Hose lay from hydrant not to exceed 300 feet from furthest point of structure	Noted.				
3	Infor:	Accessibility: fire apparatus access road shall comply with the requirements of this section and shall extend to within 150-feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Noted.				
4	Infor:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted.				
5	Infor:	Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches.	Noted.				

		Note: this site is a proposed fuel station. Note 2015 IFC sec. 5706.6.2.1 Parking near residential, educational and institutional occupancies and other high-risk areas. Tank vehicles shall not be left unattended at any time on residential streets, or within 500 feet (152 m) of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the fire chief, pose an extreme life hazard.					
6	Infor:		Noted.				

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

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

REGIONAL TRANSPORTATION AUTHORITY							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Noted.				

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

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

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

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

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

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

#### INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.  
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.  
Additional comments may be issued with the subsequent submittal plans associated with the property development.

#### LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.  
Tax Certificates provided with preliminary plat submittal.