



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, October 28, 2020

5:30 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. PUBLIC COMMENT: AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at www.cctexas.com/departments/city-secretary.
- IV. Approval of Absences: Commissioner Gonzalez & Vice Chairman Dibble

V. Approval of Minutes

1. [20-1305](#) Regular Meeting Minutes of October 14, 2020

Attachments: [MeetingMinutes14-Oct-2020](#)

VI. Consent Public Hearing (Item A) - Discussion and Possible Action**A. Plats****New Plat with Variance (Waiver)**

2. [20-1306](#) 20PL1046

KAG- McBRIDE LANE, LOT 14 (REPLAT - 3.278 ACRES)

Located south of IH 37 and east of McBride Lane.

Attachments: [CoverPg-KAG_10.14.20MTG](#)

[KAG-McBride La-ResolutionComm.R2](#)

[KAG McBride Lane.R2](#)

3. [20-1307](#) **20PL1046 - SIDEWALK**

KAG- McBRIDE LANE, LOT 14 (REPLAT - 3.278 ACRES)

Located south of IH 37 and east of McBride Lane.

Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [KAG_-SWMemo](#)

[KAG- SWPPT](#)

[KAG - Sidewalk Waiver Letter](#)

New Plats

4. [20-1308](#) **20PL1091**

ROY SMITH PLAZA, BLK 1, LOT 3 (FINAL - 2.066 ACRES)

Located south of South Padre Island Drive (SH 358) & east of Rodd Field Road.

Attachments: [CoverPg-RoySmith_10.28.20MTG](#)

[Roy Smith Resol R1_9-30-20](#)

[Roy Smith Final R1_9-30-20](#)

5. [20-1309](#) **20PL1079**

MARY CARROLL HIGH SCHOOL TRACT, BLK 1, LOT 1R & LOT 2 (FINAL REPLAT -57.57 ACRES)

Located north of Saratoga Blvd & east of Kostoryz Road.

Attachments: [CoverPg-MaryCarroll_10.28.20MTG](#)

[Mary Carroll HS Tract-Review Comments.R1](#)

[Mary Carroll High School Tract.R1](#)

6. [20-1324](#) 20PL1093
Village at McArdle Subdivision, Lot 7B (Final - 3.998 Acres)
Located north of McArdle Road and east of Everhart Road.
Attachments: [CoverPg-VillageMcArdle_10.28.20MTG](#)
[Comments Village R1_10-09-20](#)
[Village McArdle.R1_10-09-20](#)

VII. Director's Report

VIII. Items to be Scheduled

IX. Adjournment of Planning Commission Meeting

X. Convene Airport Zoning Commission Meeting (Planning Commission)

A. Call to Order - Roll Call

B. Approval of Absences: None.

C. Public Comment: The public is invited to speak on any agenda item and any other items that pertain to the Airport Zoning Commission.

D. Approval of Airport Zoning Commission (AZC) Minutes

7. [20-1310](#) Regular AZC Meeting Minutes from August 5, 2020

Attachments: [8.5.20AZCDraftMins](#)

E. Director's Report

This meeting may be held via video conference call pursuant to Texas Government Code § 551.127. If this meeting is held via video conference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, October 14, 2020

4:00 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Gonzalez and Vice Chairman Dibble absent.

II. PUBLIC COMMENT: For the record, Andrew Dimas, Development Services, informed the Commission that written public comment forms were submitted for item "9" and that he will read those into the record at time of presentation.

III. Approval of Absences: Commissioner Gonzalez

A motion was made by Commissioner Miller to approve the absence listed above. The motion was seconded by Commissioner Zarghouni and the motion passed.

IV. Approval of Minutes

A motion was made by Commissioner Schroeder to approve item "1". The motion was seconded by Commissioner Salazar-Garza and the motion passed.

1. 20-1242 Regular Meeting Minutes of September 30, 2020

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A, V.B & V.C. Mr. Dimas read the Consent Agenda items into the record. Staff recommends approval for Variance item "3", as stated in Staff's report, along with the accompanying new plat, item "2", which satisfies all requirements of the UDC; the Technical Review Committee recommends approval.

New Plat items "4, 5, 6 & 7" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning item "8" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. There being no further public comment, Chairman Baugh closed the public hearing. A motion was made by Commissioner York to approve Staff's recommendation for items "2, 3, 4, 5, 6, 7, 8 & 9" as presented. The motion was seconded by Commissioner Schroeder and the motion passed with no abstentions.

A. Plats**New Plat with a Variance (Waiver)**

2. [20-1243](#) **20PL1080**
BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)
Located north of Yorktown Blvd & west of Laguna Shores Road.

3. [20-1244](#) **20PL1080 - SIDEWALK**
BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)
Located north of Yorktown Blvd & west of Laguna Shores Road.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

New Plats

4. [20-1245](#) **19PL1120**
RIVERBEND SUBDIVISION UNIT 3 - (FINAL 11.74 ACRES)
Located east of Fred's Folly & south of Yorktown Boulevard.

5. [20-1246](#) **20PL1087**
ROYAL CREEK ESTATES UNIT 8 (FINAL - 10.54 ACRES)
Located east of Cimarron Road & north of Oso Parkway.

6. [20-1247](#) **20PL1088**
ROYAL CREEK UNIT 7 (FINAL - 12.116 ACRES)
Located south of Excalibur Road & north of Oso Creek.

7. [20-1248](#) **20PL1092**
BAY TERRACE NO. 2 ADDITION, BLOCK 703, LOT 12R (FINAL - 0.1636 ACRES)
Located south of Booty Avenue and east of Seventh Street.

B. New Zoning

8. [20-1250](#) **Public Hearing - Rezoning Property at or near 7213 State Highway**

361

Case No. 1020-02 - Mustang Island, LLC: Ordinance rezoning property at or near 7213 State Highway 361 (along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard), from the “RM-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District and “CR-2” Resort Commercial District.

VI. Public Hearing (Item C) - Discussion and Possible Action

C. New Zoning

9. 20-1251 Public Hearing - Rezoning Property at or near 1401 North Alameda Street

Case No. 1020-01 - Tex-Isle Inc: Ordinance rezoning property at or near 1401 North Alameda Street (located on east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37), from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

Mr. Dimas read item “9” into the record as shown above. The purpose of the rezoning request is to allow for the construction of a laydown yard. He gave some background information about the property. The same request was brought to the Planning Commission in early 2019. The Planning Commission recommended denial and it was eventually denied by City Council as well. The subject property is on the north side of City in the Washington-Coles neighborhood. The subject property consists of vacant land which was formerly a multifamily apartment complex. The subject property was zoned “RM-1” Multifamily 1 District in the early 1970s. The former apartment complex (Northside Manor) was demolished in 2016.

For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. The only industrially zoned properties in the Washington-Coles neighborhood are located north of the subject property and across West Broadway Street. The uses are comprised of the Broadway Wastewater Treatment Plant, Union Pacific Railroad, and Concrete Street Amphitheater. Mr. Dimas also went over the history of zoning patterns, UDC requirements for the rezoning (buffer yard/setbacks) as well as available municipal facilities. He informed the Commission that of the 52 public notices that were mailed, 13 notices were returned in opposition of the change of zoning request and 6 notices were returned in favor.

Based on Staff analysis, the proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). It is incompatible with neighboring properties and with the general character of the surrounding area; has a negative impact upon the surrounding neighborhood. Staff recommends denial of the change

of zoning request.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner York stated that he reached out to the Planning Department and spoke to Staff for some input on The Downtown Area Development Plan (ADP), which clearly identifies the Washington-Coles neighborhood for residential and small commercial redevelopment. Plans for revitalization of the neighborhood are in place. Commissioner Schroeder stated the subject property is located to the east of the new Harbor Bridge project which will act as a "natural" buffer between commercial and residential districts that will be added back into the downtown district; further separating the neighborhood from the port and industrial uses. He felt that placing this type of industrial development will rob the area of opportunity; planning efforts have recognized this area's potential.

After Commissioner comments concluded, the public hearing was opened, and Mr. Dimas began to read into the record the written public comments that were submitted. The following members of the St. Paul United Methodist Church submitted letters of opposition: Edith Jackson Mathis, Jo Bell, Lavernon Edwards, Monna Lytle and Silvia Oliver. The church members shared the same sentiments for preserving the residential zoning district for the rehabilitation of their neighborhood. The area has historical significance and they have faith it will be brought back to life. The church has had made many plans (construction of new playgrounds, etc.) with the anticipation of growth in the community. Also cited were potential hazards such as noise, cut-through heavy truck traffic down Sam Rankin Street or North Alameda Street and safety.

Barry Wolfson with Block Reality returned his public notices with opposition citing that allowing an industrial district would hinder the intended growth of residential/commercial development.

A phone call request was made by Genevieve Gonzalez to participate in the public hearing. She received a public notice and is in opposition. She said her family were a part of the original founders of the City. She also believes in preserving the residential zoning district for the rehabilitation of the neighborhood. She felt that allowing an industrial district would further cause environmental problems.

Representing the owner of the subject property, George Clower and Andy Mejia, gave a presentation to the Planning Commission in support of the rezoning case. He first gave some background information regarding the property. When Northside Manor was relocated, he said the City originally told the previous owner/developer that housing should no longer be placed on the property due to its proximity to refineries. With that information, the owner believed that this type of development would be ideal considering the growth of the port. Mr. Clower explained that no manufacturing or processing of pipe will be done at this location. The site will only serve as storage and will only operate in the daytime. He showed a site plan rendering and said that the development will have a positive economic impact in the area. He felt that having the property occupied can help alleviate problems such as illegal dumping and overgrown weeds. Mr. Clower proceeded to show aerial views (plats) of the area from 1971 to present to describe how the amount of improved lots versus vacant lots are decreasing. The majority of the area is vacant because of individuals moving out of the neighborhood with the

exception of a few properties that are boarded up which may need to be demolished. Mr. Clower also displayed recent photos taken of the neighborhood to show the condition of the boarded structures and the amount of trash that remains unresolved. He felt that properties north of Chipito Street should be zoned for industrial uses. He informed the Commission that he has met with church members and Tex-Isle has agreed to only allow truck traffic on Sam Rankin Street from Port Avenue. Trucks will not be allowed to transverse Chipito Street to avoid passing the church. He mentioned that the amount of truck traffic will be minimal as well as site activity. Mr. Mejia stated that the proposed development will help to improve the area and make it more appealing as well as create more jobs. Mr. Clower informed the Commission that the applicant is amenable to a Special Permit with conditions.

Commissioner Schroeder asked Mr. Clower if he had any documentation from the City stating that this area should not be intended for residential uses. Mr. Clower said that he has an email as documentation but that he did not have it tonight and he would need to look for it. He said that this occurred prior to the rezoning requests. Commissioner Schroeder further reiterated how this property should not be rezoned and granting this rezoning to the "IL" Light Industrial District encourages future rezoning cases.

Discussion also took place regarding the process of working on the conditions of a Special Permit and if this case would need to be tabled to do so. Mr. Dimas informed the Commission that a Special Permit was drafted as an alternative when the previous case was brought to the City Council public hearing. The Special Permit was pulled at that time; it failed to receive a motion and it did not move forward. A motion was made by Commissioner Schroeder to approve Staff's recommendation of denial. The motion was seconded by Commissioner Salazar-Garza. A roll call vote took place and the motion passed unanimously with no abstentions.

VII. Director's Report: None.

VIII. Items to be Scheduled: None.

IX. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 5:00 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 28, 2020**

PROJECT: 20PL1046

KAG- McBRIDE LANE, LOT 14 (REPLAT – 3.278 ACRES)

Located south of IH 37 and east of McBride Lane.

Zoned: IL

Owner: The Kenan Advantage Group, Inc.

Surveyor: Terra Associates, Inc.

The applicant proposes to plat the property to obtain new building permits. 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.

Draft Copy

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 5-14-20

TRC Comments Sent Date: 5-19-20

Revisions Received Date (R1): 7-16-20

Staff Response Date (R1): 8-3-20

Revisions Received Date (R2): 9-30-20

Staff Response Date (R2): 10-2-20 TRC comments met PC date set

Planning Commission Date: 10-14-20

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: 20PL1046

KAG- McBRIDE LANE, LOT 14 (REPLAT – 3.278 ACRES)

Located south of IH 37 and east of McBride Lane.

Zoned: IL

Owner: The Kenan Advantage Group, Inc.

Surveyor: Terra Associates, Inc.

The applicant proposes to plat the property to obtain new building permits.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Plat does close.	Resolved		
2	Plat	Plat title should stand out from platted area. Revise the legal description to _____, Block _____, Lots _____.	Plat title updated	Resolved		
3	Plat	Please remove zoning designation from lots.	Zoning removed	Resolved		
4	Plat	Label the required yard requirement lines not shown on the plat.	Yard requirement provided	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide acreage and square footage underneath Lot label.	Added acre & square footage	Addressed.		
2	Plat	Remove the zoning designation from the platted area.	Zoning removed	Addressed.		

Draft Copy

3	Provide Notary certificate for Owners certificate.	Notary added	Not Addressed. Certificate not provided listing verification of Owner (Printed). Owners certificate to have printed name of authorized person, James King?		To be addressed prior to recordation
4	Provide complete legal descriptions of adjacent properties.	adjacent legal description added	Addressed.		
5	Verify existing width of right of way. Provide half distance from centerline to boundary of property.	Distance to centerline provided	Addressed.		
6	Zone C flood designations are not required to have elevations contours on the plat.	Contours removed	Addressed.		
7	DS Engineer is Jalal Saleh, PE.	DS Engineer name added	Addressed.		
8	Label the 20' YR (Yard Requirement) on plat.	Yard requirement added	Not Addressed. Change BL to Yard Requirement (YR).		Addressed.
9	Provide a 10' UE (Utility Easement) along McBride Lane frontage.	10' UE added	Addressed.		
10	Move plat title to top of page. Increase text size of name of Plat. Lot number to be under title. Remove city and county under plat title.	Plat title moved, text of name of plat increased in size, Lot number added under title, removed city and county under plat title.	Not Addressed. Plat description to be under Plat Title. Remove from title, "Replat Establishing" and leave on plat description.		Addressed.
11	Plat notes to be consistent with other text on plat.	Updated	Addressed.		
12	Enlarge location map and provide larger text size for streets.	Enlarged	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	Applicant Response
Public Improvements Required?	Yes		
Water	Yes		
			Client to add FH in front of existing building for fire protection
Fire Hydrants	Yes, usually required at the building stage but since the building are existing the FH is required now.		
Wastewater		No	
Manhole		No	
Stormwater		No	
Sidewalks		No, ditches prevents constructing this sidewalk.	
Streets		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

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Applicant Response on Waiver:	N/A
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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	It is anticipated that 1 fire hydrant is required to protect existing/proposed building(s). It is proposed to be at the front of the site.	To be addressed prior to recordation.		
2	Plat	Add the following receiving water note to the plat "The receiving water for 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".	Note added to plat.	Addressed.		
3	Utility Plan	Label the water along McBride Lane (8" ACP); label the wastewater along McBride Lane (24" VCP)	Water/Wastewater lines labeled.	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. Install fire hydrant for fire protection.	It is anticipated that 1 fire hydrant is required to protect existing/proposed building(s). It is proposed to be at the front of the site.	To be addressed prior to recordation.		
2	Plat	No wastewater will be required for platting. However, the only connection available for this development is at the Manhole, at the intersection of Hampshire & McBride.	N/A	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Site	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Existing drive currently handles tractor trailer vehicles daily and is expected to handle a fire truck when needed. Owner request this item to be removed from comments.	To be addressed on Site Development.		
2	Site	Need to review driveway access and public improvements needed depending on the development.	Refer to response #1 above.	To be addressed on Site Development.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
8	Site	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 (34 050 kg).	Existing drive currently handles tractor trailer vehicles daily and is expected to handle a fire truck when needed.	To be addressed on Site Development.		
9	Site	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Existing drive currently handles tractor trailer vehicles daily and is expected to handle a fire truck when needed.	To be addressed on Site Development.		
1	Site	Note: Expansion of this facility should consider IFC 2015 sec. 5706.6.2.1 parking near residential, educational and institutional occupancies and other high-risk areas.	New building is not near and of these areas.	To be addressed on Site Development.		
4	Site	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	No FDC, but hose lay is maintained.	To be addressed on Site Development.		
2	Site	Tank vehicles shall not be left unattended at any time on residential street 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.	Owner is aware of requirements.	To be addressed on Site Development.		
7	Site	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 (7925 mm), exclusive of shoulders	Fire hydrant is along public road with over 26 feet of pavement.	To be addressed on Site Development.		
3	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial and light industrial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Proposing a fire hydrant at site to protect building(s).	To be addressed prior to recordation.		

5	Site	503.1.1 Fire apparatus access roads shall extend to within 150 feet (45 720 mm) of all portions of the facility	Site has pavement that allows access to building(s) and hose lay requirements.	To be addressed on Site Development.	
6	Site	IFC 2015 Sec. 503.2.1 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	Site provides unobstructed access to building(s).	To be addressed on Site Development.	
10	Site	IFC 2015 503.1.1 (amendment): 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 thousands (30,000) square feet.	No buildings are in excess of 15,000 SF	To be addressed on Site Development.	
11	Site	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	N/A	To be addressed on Site Development.	

GAS

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

PARKS

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

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

Draft Copy

1	Plat	2.45 miles Northeast of CCIA should be no factor.	N/A	Addressed.		
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AEP-TRANSMISSION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A	Addressed.	

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

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

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

PLAT NO. XX-XXXXX

REPLAT
KAG-McBRIE LANE
LOT 14
BLOCK 1

THE AREA BEING REPLATTED (3.27 ACRES) WAS
 PREVIOUSLY PLATTED AS
 K.R.Y.S. TRACT
 A MAP OF WHICH IS RECORDED IN VOLUME 29, PAGE 83
 CITY OF CORPUS CHRISTI
 MAP RECORDS OF NUECES COUNTY, TEXAS.

PROJECT ENGINEER:
TERRA
 ASSOCIATES, INC.
 CONSULTING ENGINEERS
 404 E. RAMSEY RD., STE. 104
 SAN ANTONIO, TEXAS 78216
 PHONE: 210-298-1600
 EMAIL: BOSS@terraassoc.com
 TBPE Registration No.: F-003832

PROJECT SURVEYOR:

 SINCLAIR LAND
 SURVEYING, INC.
 5000 NW INDUSTRIAL
 LEON VALLEY, TEXAS 78238
 210-341-4518
 TBPLS FIRM NO. 10089000
 JOB NUMBER: S-201948354
 NOVEMBER 2019

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___.

Jalal Saleh, P.E.
 Development Services Engineer

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.
 This the ___ day of ___ 20___.

Albert J. Raymond III
 Secretary

Carl Crull, P.E.
 Chairman

State of Texas
 County of Nueces
 I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that
 the foregoing instrument dated the ___ day of ___ 20___, with its
 certificate of authentication was filed for record in my office on the ___ day of
 ___ 20___, at ___ o'clock ___ M., and duly recorded the ___ day of
 ___ 20___, at ___ o'clock ___ M., in said County in Volume ___, Page ___, Map
 Records.

Witness my hand and seal of the County Court, in and for said County, at office in
 Corpus Christi, Texas, the day and year last written.

No. _____
 Filed for Record
 Kara Sands, County Clerk
 Nueces County, Texas

at ___ o'clock ___ M.
 ___ 20___
 By _____ Deputy

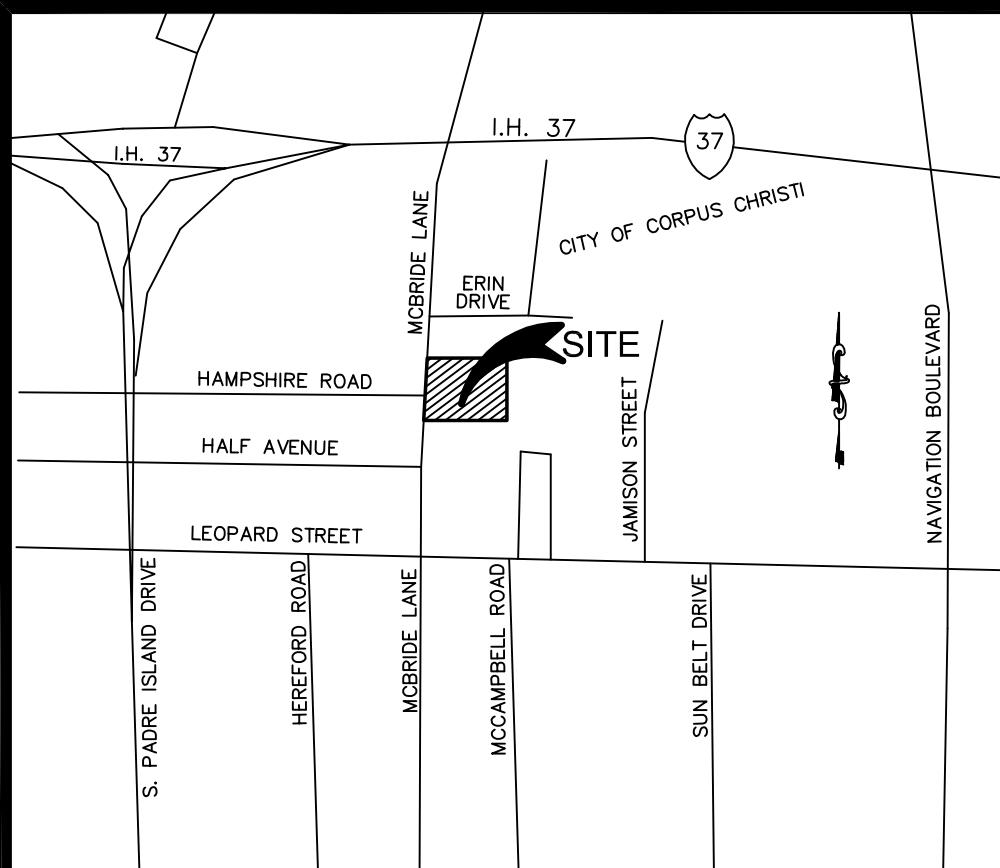
State of Texas
 County of Nueces
 I hereby certify that proper engineering consideration has been given this plat to the
 matters of streets, lots and drainage layout. To the best of my knowledge this plat
 conforms to all requirements of the unified development code, except for those variances
 granted by the Corpus Christi planning commission.

William "Bill" Schrock, P.E.,
 Licensed Professional Engineer
 Texas Registration No. 88636

State of Texas
 County of Nueces
 I, Lemuel T. Sinclair, a Registered Professional Land Surveyor for Sinclair Land Surveying,
 Inc., have prepared the foregoing map from a 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 herein and
 to complete such operations with due and reasonable diligence consistent with sound
 professional practice.

This the ___ day of ___ 20___.

Lemuel T. Sinclair, RPLS
 Texas License No. 5142



LOCATION MAP
 NOT TO SCALE

NOTES:

- Total platted area contains 3.27 acres of Land (includes Street Dedication)
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0130 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- The receiving water for 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".

LEGEND:
 (1) = FOUND IRON PIPE
 SET IN THE GROUND
 (2) = SET 1/2" IRON BAR WITH
 AN ORANGE CAP MARKED
 "SLS RPLS 5142"
 (3) = FOUND COTTON SPINDLE
 AN ORANGE CAP MARKED
 (D) = DEED BEARING
 (P) = PLAT BEARING
 R.O.W. = RIGHT-OF-WAY
 (D) = DEED BEARING
 VOL. = VOLUME
 PG. = PAGE
 FT. = FEET
 DOC. = DOCUMENT
 # = NUMBER
 M.R.N.C. = MAP RECORDS OF NUECES COUNTY
 D.R.N.C. = DEED RECORDS OF NUECES COUNTY
 O.R.N.C. = OFFICIAL RECORDS OF NUECES COUNTY

State of Ohio
 County of Stark

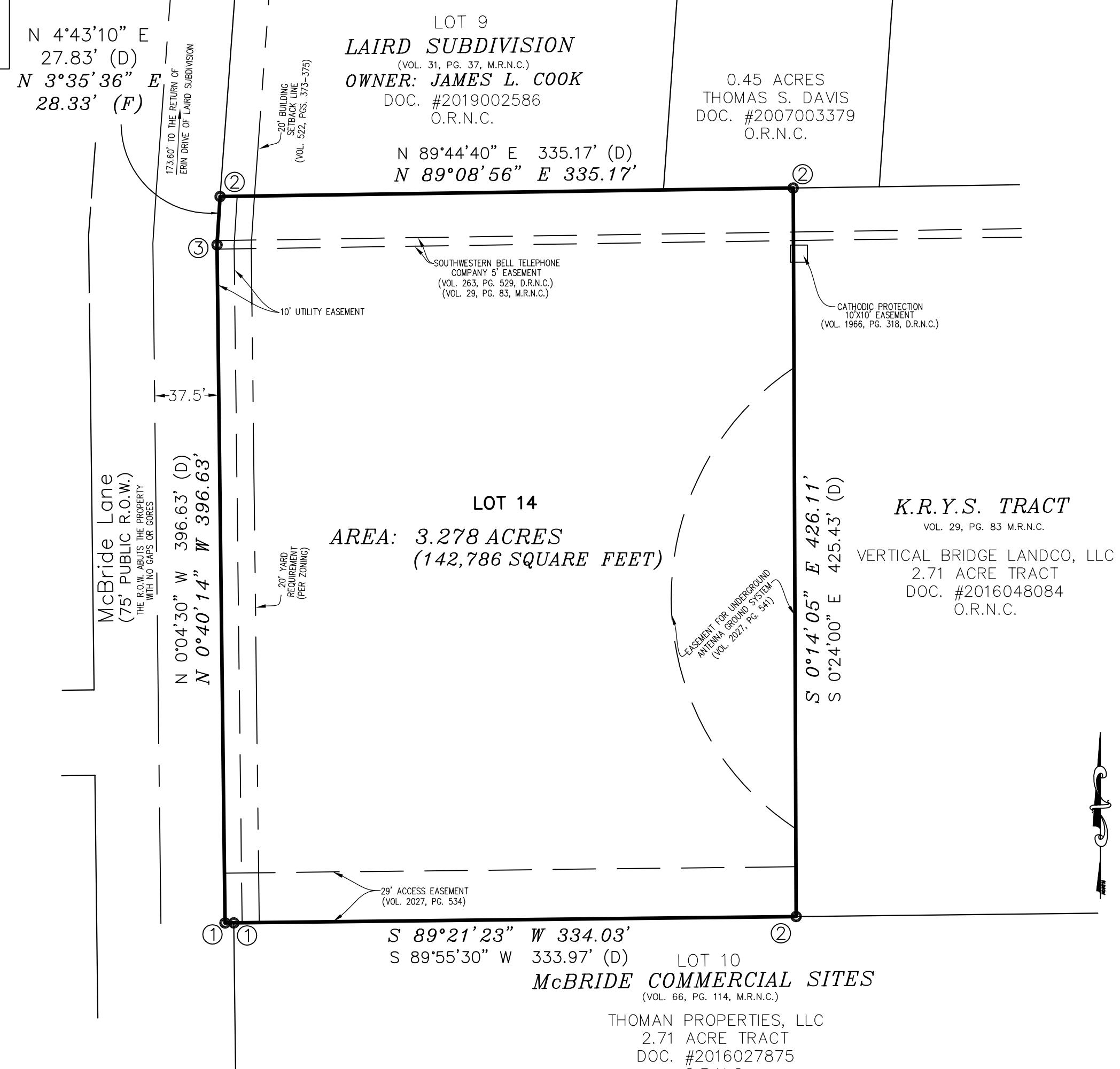
Kenan Advisory Group, Incorporated, hereby certifies that it
 is the owner of the lands embraced within the boundaries
 of the foregoing plot; that it has had said lands surveyed
 and subdivided as shown; that streets shown are dedicated
 to the public use forever; that easements as shown are
 dedicated 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.

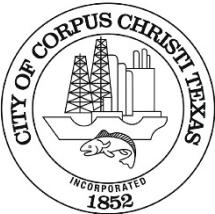
This the ___ day of ___ 20___.

By: KAG Leasing, Incorporated

By: _____
 KAG Leasing, Inc.

NOTARY PUBLIC
 STARK COUNTY, OHIO





AGENDA MEMORANDUM

Planning Commission Meeting of October 28, 2020

DATE: October 20, 2020

TO: Al Raymond, Director of Development Services

FROM: Mark Orozco, Engineering Associate, Development Services
MarkOr@cctexas.com
(361) 826-3921

KAG- McBride Lane, Block 1, Lot 14 (Replat)

Request for a Plat Waiver of the Sidewalk Construction Requirements
in Section 8.1.4 and 8.2.2 of the Unified Development Code

BACKGROUND:

Bill Schock on behalf of property owner, KAG Leasing, Inc., submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed KAG- McBride Lane, Block 1, Lot 14 addressed as 702 Mc Bride Lane, is located south of IH 37 and east of Mc Bride Lane. This is a Replat of a Deeded portion from KRY'S Tract recorded in Volume 29 Page 83. The purpose of the plat is to obtain a new Industrial construction permit on the property. The original subdivision was platted in April of 1965 within the jurisdiction of the City of Corpus Christi. The land is currently zoned "IL" Light Industrial District.

STAFF ANALYSIS and FINDINGS:

UDC Sections 3.30.1 and 8.1.4 require construction of sidewalk as part of the platting process. The UDC also states, under Section 8.2.2.B.1-4, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.

4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

In any event, Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

Factors in Support of the Waiver. The applicant states that they do not believe sidewalk should be required because:

1. No current sidewalk network exists along McBride Lane. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at a north intersection with McBride Lane. The sidewalk fronts a row of Non-conforming residential homes in an Industrial District. The south road intersection with Leopard Street does not have a sidewalk network.
2. Applicant states the existing ditch along the pavement does not allow for construction of a sidewalk meeting standards.
3. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
5. The Comprehensive Plan will not be substantially affected.

Factors Against the waiver and in support of requiring sidewalk construction:

1. The property is zoned "IL Light Industrial District from which a sidewalk network can be provided meeting current standards.

2. Within industrial subdivisions, sidewalks having a width of not less than 4-feet and thickness of not less than 4" shall be required on streets that are in the Urban Transportation Plan as Arterials and Collectors. McBride Land is a Collector street.

STAFF RECOMMENDATION:

Staff recommends approval of the waiver from the sidewalk construction requirement.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

LIST OF SUPPORTING DOCUMENTS:

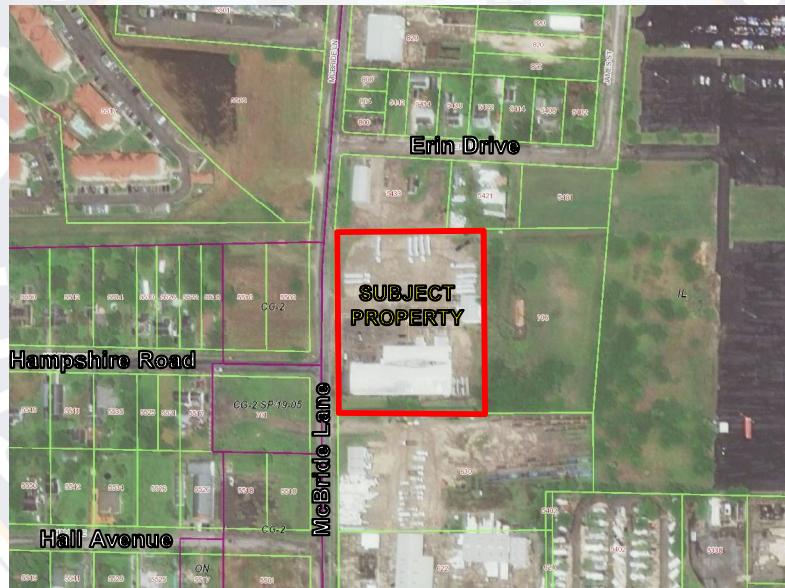
Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement

Request for Sidewalk Waiver

KAG- McBride Lane, Block 1, Lot 14 (Replat)
Property at 702 McBride Lane



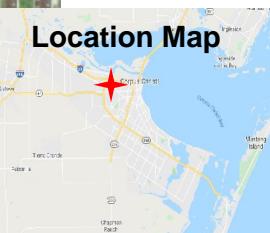
N
↑

Planning
Commission
October 28, 2020

Aerial Overview



N
↑



Subject Property, East on Hampshire Road



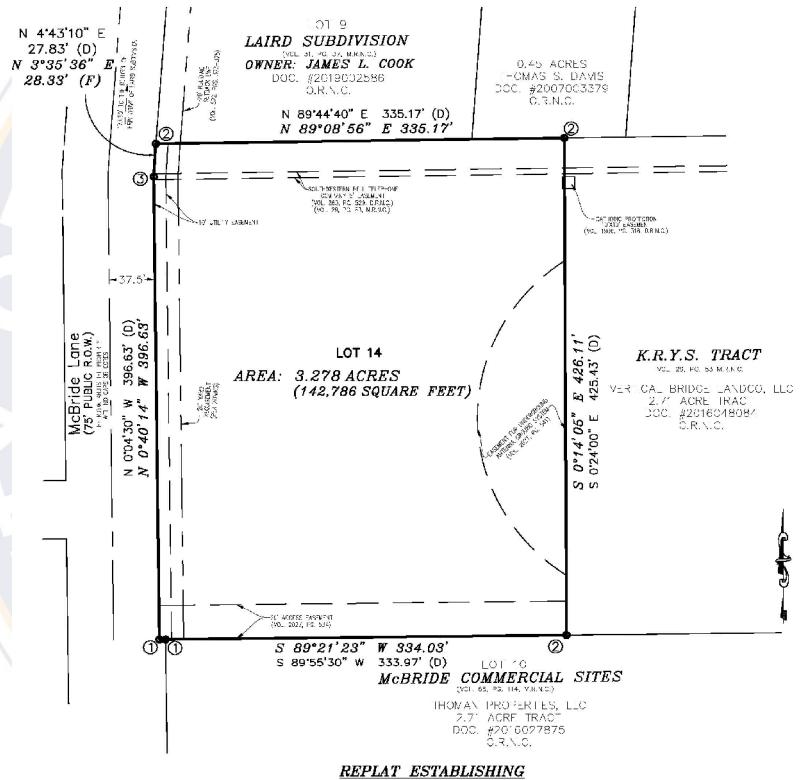
Subject Property, South on McBride Lane



Subject Property, North on McBride Lane



KAG- McBride Lane, Block 1, Lot 14



Staff Recommendation

Approval of the request for a waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along McBride Lane. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at a north intersection with McBride Lane. The sidewalk fronts a row of Non-conforming residential homes in an Industrial District. The south road intersection with Leopard Street does not have a sidewalk network.
2. Applicant states the existing ditch along the pavement does not allow for construction of a sidewalk meeting standards.
3. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
5. The Comprehensive Plan will not be substantially affected

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zoned "IL Light Industrial District" from which a sidewalk network can be provided meeting current standards.
2. Within industrial subdivisions, sidewalks having a width of not less than 4-feet and thickness of not less than 4" shall be required on streets that are in the Urban Transportation Plan as Arterials and Collectors. McBride Land is a Collector street.

Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks**”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

Plat Waiver UDC 3.8.3.D

- Need for waiver shall be demonstrated to Planning Commission's satisfaction
- The waiver may be approved, approved with conditions or denied after consideration of the following factors:
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC



October 7, 2020

Mark Orozco, Engineering Associate
 Land Development | Development Services
 2406 Leopard Street
 Corpus Christi, TX 78408

Re: 20PL1046 KAG McBride Lane.R2
 (Waiver Request Letter)

Dear Mr. Orozco;

The following is a letter to request a waiver on installation of the sidewalks on McBride Road along the site's frontage. Per the City of Corpus Christi's UDC regulation 8.2.2.1(a), industrial subdivisions require sidewalks only on streets. The location of the sidewalk along the road will be in a bar ditch and along a non-curbed road. The installation of the sidewalk along the bar ditch will reduce the capacity of the ditch and affect drainage structures. The existing non-curbed road will not prevent vehicles from drifting onto the sidewalk.

Per the City of Corpus Christi's UDC regulation 8.8.3.D (1)(2)(4). We are requesting a waiver on the installation of the sidewalk. The installation of the sidewalk will not provide the safety and welfare of pedestrians using the sidewalk. The requested waiver will not apply to other property in the vicinity. The granting of the waiver will not substantially conflict with the Comprehensive Plan and the purposes of the UDC.

Please accept this request for waivers on not constructing sidewalk on McBride Road along this property's frontage. If you have any questions, please feel free to contact me at my office at 210-298-1600 or email me at bos@terraassoc.com.

Sincerely,

TERRA ASSOCIATES, INC.

 William Schock, P.E.
 Vice President
 Phone: (210) 298-1600



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 28, 2020**

PROJECT: 20PL1091

ROY SMITH PLAZA, BLK 1, LOT 3 (FINAL – 2.066 ACRES)

Located south of South Padre Island Drive (SH 358) & east of Rodd Field Road.

Zoned: CG-2 (Ord# 032104 5-12-20)

Owner: Moorefunds, LLC

Surveyor: Bass & Welsh Engineering

The applicant proposes to plat obtain a building permit for a commercial use. 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

Staff Only:

TRC Meeting Date: 9-17-20

TRC Comments Sent Date: 9-21-20

Revisions Received Date (R1): ~~9-30-20~~ 9-29-20

Staff Response Date (R1): 10-05-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 10-28-20 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: 20PL1091

ROY SMITH PLAZA, BLOCK 1, LOT 3 (FINAL – 2.066 ACRES)

Located south of South Padre Island Drive (SH 358) and east of Rodd Field Road.

Zoned: CG-2 (Ord# 032104 5-12-20)

Owner: Moorefunds, LLC

Engineer: Bass & Welsh Engineering

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
1	Plat	The plat closes within acceptable engineering standards.	NOTED		
2	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number.	COMPLIED	Resolved.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Revise the plat title to read: "Final Plat of Roy Smith Plaza, Block 1, Lot 3"	COMPLIED	Addressed	
2	Plat	On the Engineer certificate block change "Pablo Martinez, P.E." to Jalal Saleh, P.E"	COMPLIED	Addressed	
3	Plat	On the Planning Commission certificate block change "Carl Crull" to "Jeremy Baugh"	COMPLIED	Addressed	
4	Plat	Show one-foot contours or spot elevations on the plat (Note 3 reference Zone X).	COMPLIED	Addressed	
5	Plat	Delineate the entire right-of-way width and half-distance to the centerline for South Padre Island Drive (SH 358).	COMPLIED	Addressed	
6	Plat	Prior to recordation, show the document number for <u>any</u> utility easements, and drainage easements dedicated by separate instrument.	NOTED	Prior to plat recordation	

7	Plat	Water acreage fee – 2.07 acres x \$1,439.00/acre = \$2,978.73	NOTED	Prior to plat recordation		
8	Plat	Wastewater acreage fee – 2.07 acres x \$1,571.00/acre = \$3,251.97	NOTED	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Prior to Plat recordation
Water	Yes: Water construction is required for platting (No dead-end mains will be permitted; keep the proposed Water main in the UE so that no UIR would be required.)		Prior to Plat recordation
Fire Hydrants	Yes		Prior to Plat recordation
Wastewater	Yes		Prior to Plat recordation
Manhole	Yes		Prior to Plat recordation
Stormwater	Yes		Prior to Plat recordation
Sidewalks		No, Sidewalk exists	Addressed
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
1	Plat	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	COMPLIED	Prior to plat recordation		
2		The driveway must be permitted through TXDOT; submit a copy of the driveway permit and drainage coordination to TXDOT if any is applicable.	NOTED WILL BE SUBMITTED WITH SITE IMPROVEMENT PLANS	Prior to commercial Plan review approval		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (No dead-end mains will be permitted.)	COMPLIED			
2	Plat	Wastewater construction is required for platting.	COMPLIED			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	NOTED		

GAS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Informational	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for Commercial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Note: Hose lay from hydrant will not cross major street artery. (Rodd Field)	NOTED		
2	Informational	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	NOTED		
3	Informational	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 503.1.1 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 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	Informational	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities	NOTED		
5	Informational	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 (34 050 kg).	NOTED		
6	Informational	IFC 2015 Sec. 503.2.1 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		

7	Informational	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 (7925 mm), exclusive of shoulders	NOTED			
8	Informational	D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to “going vertical” with the structure.	NOTED			
9	Informational	IFC 2015 503.1.1 (amendment): 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 thousands (30,000) square feet. Note: once occupancy classification is determined, further plan review required	NOTED			

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along and immediately adjacent to bus stop 297 along the south right-of-way line of SPID and served by Route 65 Padre Island Connection. Please note that this bus stop consisting of a bench, trash can and pole/sign assembly are located completely within TxDOT right-of-way. Should any adjustments be required for this existing bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	NOTED			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.4 miles West of Truax airfield, 3.8 miles North of Waldron ALF. Potentially need aeronautical study based on construction method.	NOTED			

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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

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

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

- 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 PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 28, 2020**

PROJECT: 20PL1079

MARY CARROLL HIGH SCHOOL TRACT, BLK 1, LOT 1R & LOT 2 (FINAL REPLAT-57.57 ACRES)

Located north of Saratoga Blvd & east of Kostoryz Road.

Zoned: RS-6 & CG-2

Owner: Christi Independent School District, Puentes Partnership and City of Corpus Christi

Engineer: Urban Engineering

The applicant proposes to plat the property to construct a high school. 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

Staff Only:

TRC Meeting Date: 8-6-20

TRC Comments Sent Date: 8-18-20

Revisions Received Date (R1): 9-23-20

Staff Response Date (R1): 10-2-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 10-28-20 (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: 20PL1079

MARY CARROLL HIGH SCHOOL TRACT, BLOCK 1, LOT 1R AND LOT 2 (FINAL REPLAT –57.57 ACRES)

Located north of Saratoga Boulevard and east of Kostoryz Road.

Zoned: RS-6 and CG-2

Owner: Corpus Christi Independent School District, Puentes Partnership and City of Corpus Christi

Surveyor: Urban Engineering

The applicant proposes to plat the property to construct a high school.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide recorded Deed document numbers for Plat description prior to recording of plat.	Understood	To be addressed prior to recordation.		
2	Plat	Provide access approval by TXDoT for Lot 2 .	Lot 2 is a remainder of an orginal platted lot and will not be owned by CCISD or part of the current development. Access to Saratoga will be permitted through TXDOT by the developer of Lot 2 at time of development.	Addressed.		
3	Plat	Update plat note 10 to include driveway access for Lot 1R.	This is covered in note 9	Addressed.		
4	Plat	Update Planning Commission certificate with Jeremy Baugh as new Planning Commission Chairman.	correction has been made	Addressed.		

Draft Copy

5 Plat	Add Utility Easement for water line stub for FH near baseball field.	Fire Hydrant will be contained within 15' Easement as shown	Addressed.		
6 Plat	Easement closing on Lot 1R to be approved prior to recording of plat.	Understood			
7 Plat	Provide a plat note indicating that the 50' Wide DE (1996016360) will be closed with plat recording. Construction of new public drainage system within the new dedicated 20' DE will be required prior to plat recording.	note has been added	Addressed.		
8 Plat	Change the 5' UE along the south boundary of Lot 1R to 10' UE for new Public Sanitary Sewer extension.	The 5' UE along the South Boundary of Lot 1R is an existing 5' easement which contains an existing sanitary sewer line which will be extended to serve Lot 2. Enlarging this easement as requested, will result in a private storm inlet falling within a public utility easement. Construction plans for the site have been approved including the location of the private storm.	Addressed.		
9 Plat	Show centerline of Future Carroll Lane connection to Lot 1R as per UTP.	future connection has been added to plat	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Mary Carroll High School: City of Corpus Christi and CCISD have an agreement for the design, construction, and installation of traffic mitigation on Kostoryz Road. Thru a Memorandum of Understanding (MOU) the City of Corpus Christi will design and install the traffic mitigation and CCISD agrees to pay for the materials. With this agreement the City of Corpus Christi allows CCISD to proceed with re-platting Phase II of the project to include 0.88 acres of City land and CCISD will purchase prior to recordation of the Final Plat.	Noted	Purchase to be addressed with Deed document numbers on Plat description prior to recordation.		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Prior to Plat Recordation, public improvement plans approved on 9-22-2020
Water	Yes, per MASTER Plan and include looping		Prior to Plat recordation
Fire Hydrants	Yes		Prior to Plat recordation
Wastewater	Yes		Prior to Plat recordation
Manhole	Yes		Prior to Plat recordation
Stormwater	Yes		Prior to Plat recordation
Sidewalks	Yes* See below.		Prior to Plat recordation
Streets	Yes		Prior to Plat recordation

*Kostoryz/Carroll Ditch Off Road Multi-use Trail, per p. 29, panel G-1 of the Strategic Plan for Active Mobility Phase 1: Bicycle Mobility Plan / Mobility CC

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

Draft Copy

1	Plat	Dedicate additional 5' Right-of-way along Saratoga Blvd for a total of 65' from the Center Line to the Property Line because Saratoga Blvd is classified A3.	we are showing additional 5' dedication where required	Addressed		
2	Plat	Add the following note to the Plat document "Proposed driveway access to Kostoryz Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances."	Note has been added	Addressed		
3		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	Public Improvement plans were approved on 9-22-2020	Prior to Plat recordation		
4	SWQMP	Provide the Q's for the predevelopment and postdevelopment and the differential for 5 year storm events.	This is on the submitted SWQMP	Addressed		
5	SWQMP	The detention calculation provided is for the end results; provide the detail calculations and show how you got to the end results.	Detailed calculations for detention pond is a design matter not a requirement at the platting stage	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting (fire hydrants on Kostoryz).	Understood	To be addressed prior to recordation.		
2	Plat	Wastewater construction is required for platting (Lot 2).	Understood	To be addressed prior to recordation.		

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		WATER DISTRIBUTION SYSTEM STANDARDS-Fire Hydrant flow for Commercial Areas: shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Noted	To be addressed prior to recordation.		
1	Plat					
2	Site	Fire hydrants are to be located 100 feet to FDC Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Noted	To be addressed on site development		
3	Site	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Noted	To be addressed on site development		

Draft Copy

4 Site	503.1.1 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 comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facilities 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	To be addressed on site development		
5 Site	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities	Noted	To be addressed on site development		
6 Site	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 (34 050 kg).	Noted	To be addressed on site development		
7 Site	IFC 2015 Sec. 503.2.1 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	To be addressed on site development		
8 Site	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 (7925 mm), exclusive of shoulders	Noted	To be addressed on site development		
9 Site	Note: obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Noted	To be addressed on site development		
10 Site	Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to “going vertical” with the structure.	Noted	To be addressed on site development		
11 Site	IFC 2015 503.1.1 (amendment): 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 more than fifteen thousand (15,000) square feet and all sides for buildings more than thirty thousand (30,000) square feet.	Noted	To be addressed on site development		
12 Site	Note: Fire Department access will be required to all portions of this facility.	Noted	To be addressed on site development		
13 Site	Note: Development of this property for Educational Occupancy will require further Development Services review.	Noted	To be addressed on site development		

GAS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response

Draft Copy

1 Plat	No comment.	Understood	Addressed		
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PARKS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
REGIONAL TRANSPORTATION AUTHORITY					
1	Plat	No comment.	Understood	Addressed	

NAS-CORPUS CHRISTI					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
CORPUS CHRISTI INTERNATIONAL AIRPORT					
1	Plat	Currently property is not located in APZ-2, but AICUZ refresh this year will put it in APZ-2 and will be subjected to aircraft noise and overflight.	Understood	Addressed	

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

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

Draft Copy

1. Property is exempt from Development Fees as UDC Section 3.8.2. **Understood**
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **Understood**

Notes:

1. Total platted area contains 57.57 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0283 C, City of Corpus Christi, Texas, which bears an effective date of July 23, 1971 and is not in a Special Flood Hazard Area.
5. Preliminary Flood Zone lines are shown by graphic plotting only and are based on Preliminary Flood Insurance Rate Map 48355C0510G. Preliminary Flood Maps were passed and approved by the City of Corpus Christi on September 18, 2018, Ordinance 031541. Current Effective Map/Panel No. 485464 0283 C (Zone "C") was revised to Preliminary Map/Panel No. 48355C0510G (Zones "AE" and "X").
6. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. Proposed driveway access to Kostoryz Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.
8. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
9. All subdivision access to meet current TxDOT Access guidelines and approval, to be handled at building permit stage.
10. TxDOT Drainage review and approval required, at building permit stage.
11. Proposed driveway access to Kostoryz Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.
12. 50' Wide Drainage Easement recorded in Document No. 1996016360, Official Public Records of Nueces County, Texas, will be closed with the recording of this plat.

State of Texas
County of Nueces

Puentes Family Limited Partnership, a Texas limited partnership, hereby certifies that they are the owner of the lands embraced within the boundaries of Lot 2, Block 1, as shown on the foregoing plat; that they have had said lands 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 that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____

By: Puentes Family Limited Partnership, a Texas limited partnership

By: Jairo A. Puentes, General Partner By: Clara I. Puentes, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Jairo A. Puentes, as General Partner of Puentes Family Limited Partnership, on behalf of limited partnership.

This the _____ day of _____, 20_____

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Clara I. Puentes, as General Partner of Puentes Family Limited Partnership, on behalf of limited partnership.

This the _____ day of _____, 20_____

Notary Public in and for the State of Texas

Plat of

*Mary Carroll High School Tract
Block 1, Lot 1R and Lot 2*

57.57 Acres, being all of Lot 1, Block 1, Mary Carroll High School Tract, a map of which is recorded in Volume 69, Pages 333-334, Map Records of Nueces County, Texas, all of a 15.235 Acre Tract, comprising of a portion of Lot 2, Block 1, Saratoga Medical Center Subdivision, a map of which is recorded in Volume 57, Pages 78-79, Map Records of Nueces County, Texas, and portions of Lots 5 and 6, Section 9, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 15.235 Acre Tract being described in a Special Warranty Deed from Superior CMR, LLC to Corpus Christi Independent School District, recorded in Document No. 2019045155, Official Public Records of Nueces County, Texas; and a portion of said Lots 5 and 6, Section 9, described in a ***** Deed from the City of Corpus Christi to Corpus Christi Independent School District, recorded in Document No. 2020***** Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

Corpus Christi Independent School District, hereby certifies that they are the owner of the lands embraced within the boundaries of Lot 1R, Block 1, as shown on the foregoing plat; that they have had said lands 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 that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____

By: Corpus Christi Independent School District

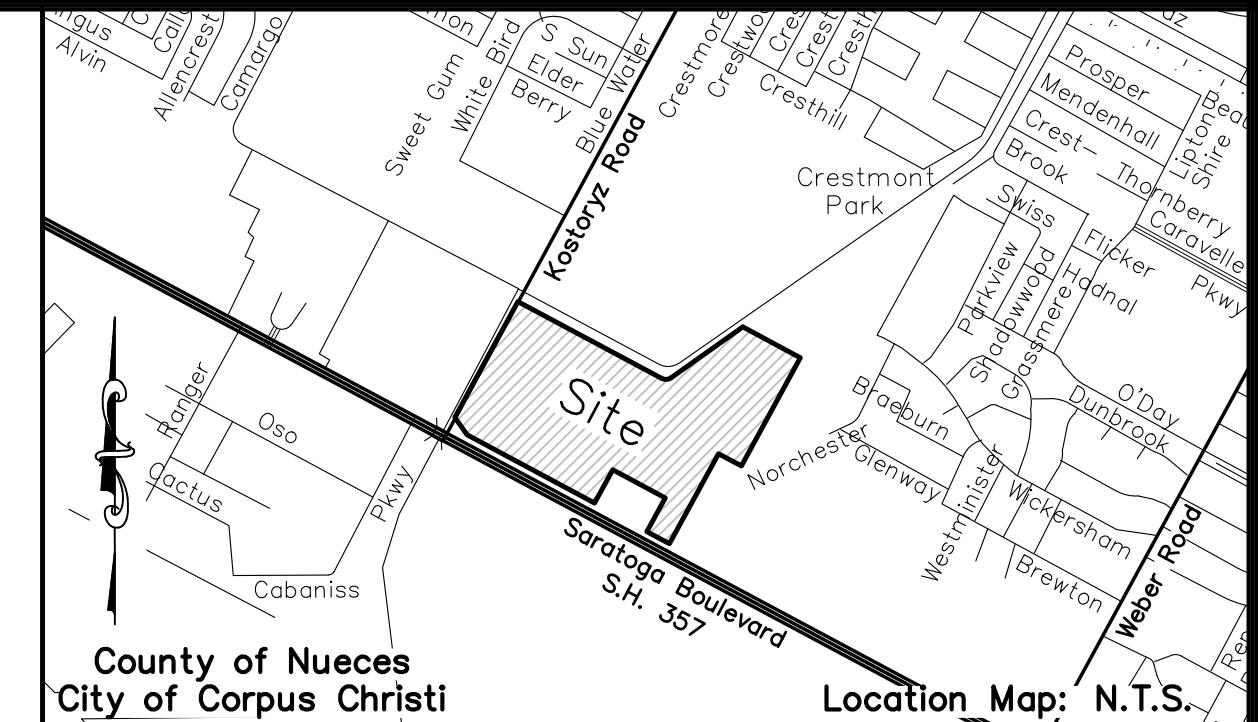
By: Dr. Roland Hernandez, Superintendent of Schools

State of Texas
County of Nueces

This instrument was acknowledged before me by Dr. Roland Hernandez, as Superintendent of Schools for Corpus Christi Independent School District, on behalf of said school district.

This the _____ day of _____, 20_____

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 by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____

Jalal Saleh, P.E.
Development Services Engineer

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.

This the _____ day of _____, 20_____

Al Raymond, III, AIA
Secretary

Jeremy Baugh
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20_____, with its certificate of authentication was filed for record in my office the _____ day of _____, 20_____. At _____ O'clock _____ M., and duly recorded the _____ day of _____, 20_____, at _____ O'clock _____ M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record
at _____ O'clock _____ M.
_____, 20_____

Kara Sands, County Clerk
Nueces County, Texas

By: _____ Deputy

State of Texas
County of Nueces

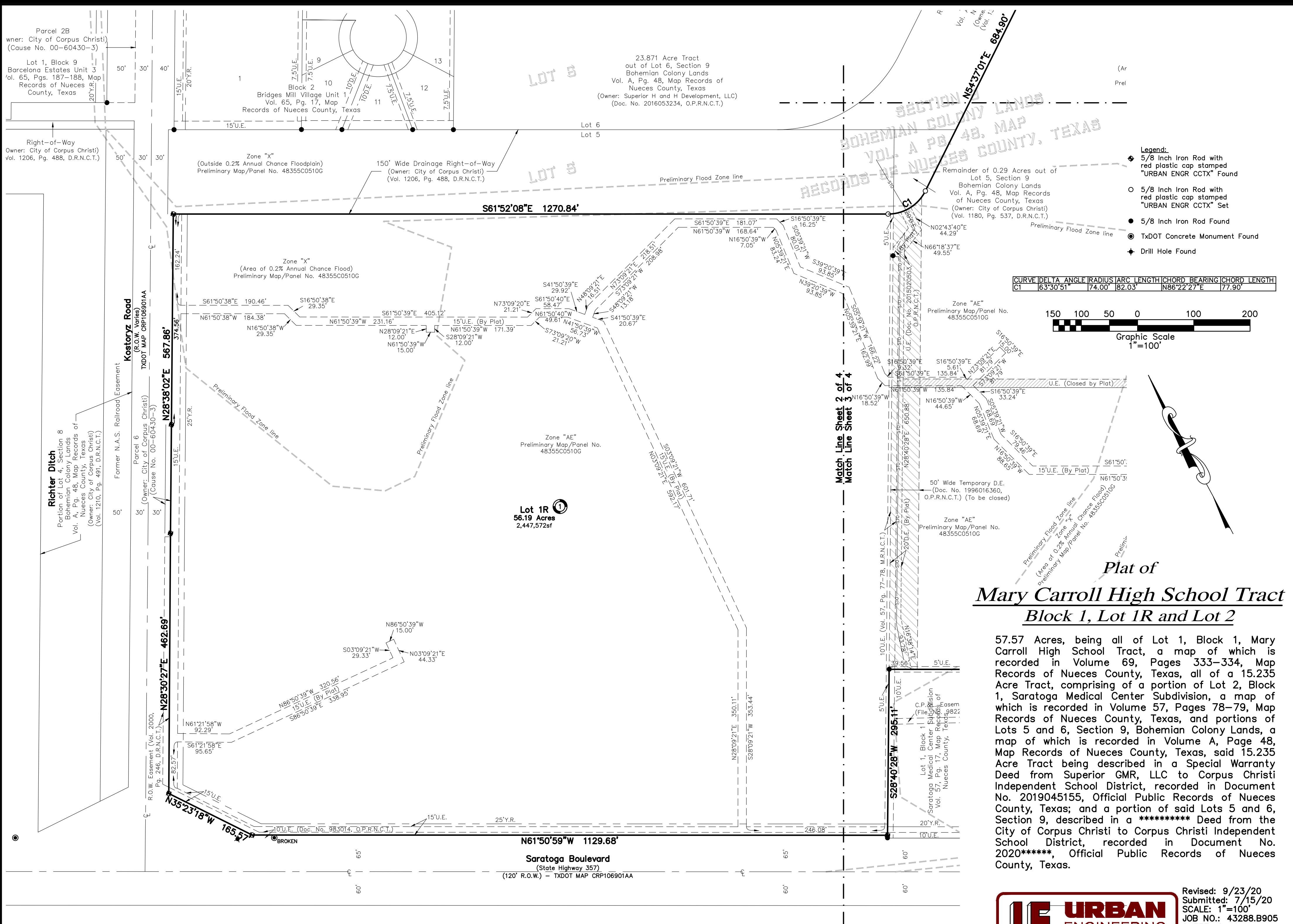
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block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

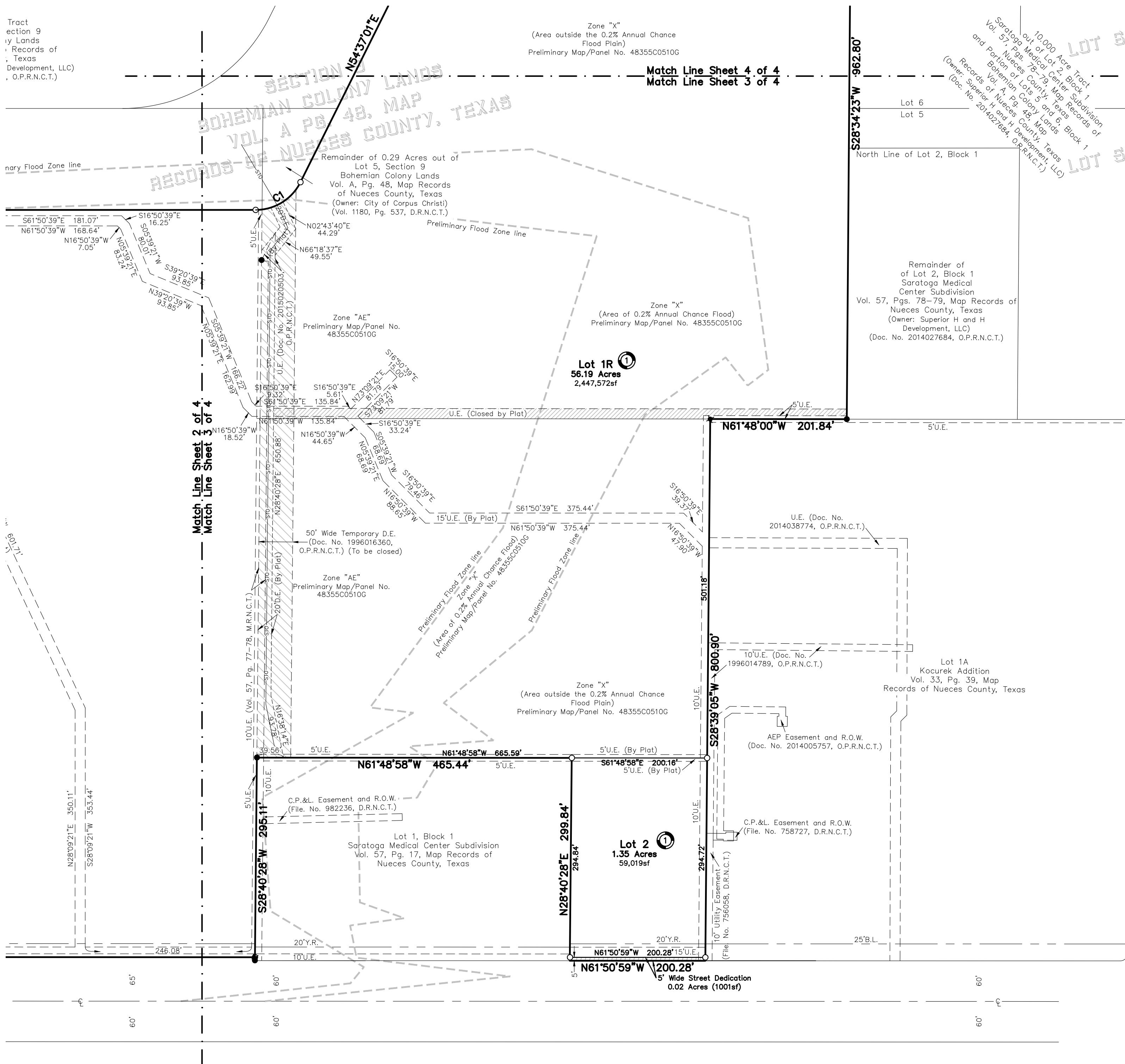
This the _____ day of _____, 20_____

James D. Carr, R.P.L.S.
Texas License No. 6458

Revised: 9/23/20
Submitted: 7/15/20
SCALE: None
JOB NO.: 43288.B905
SHEET: 1 of 4
DRAWN BY: XG
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urbanSurvey1@urbaneng.com

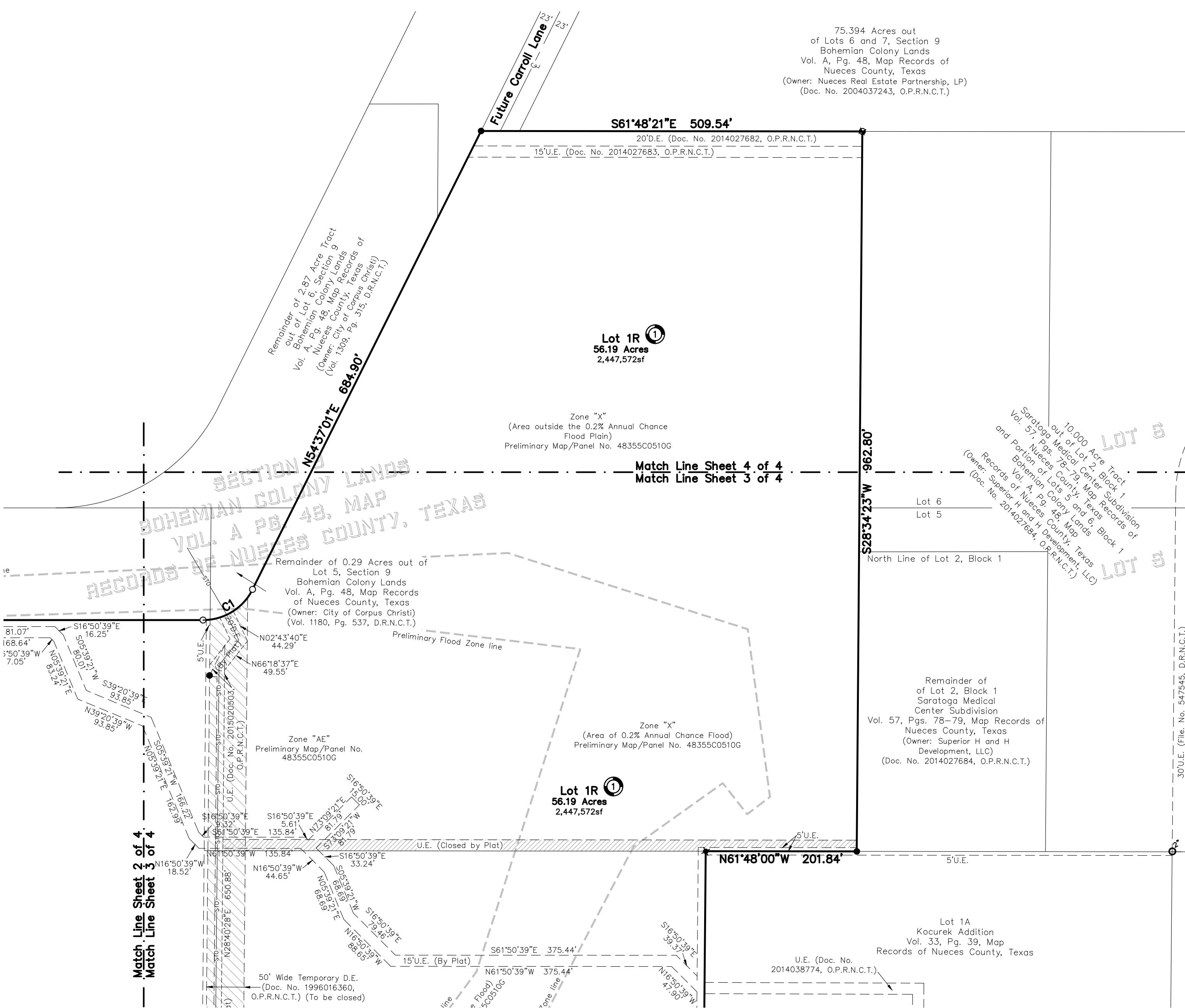






Plat of
Mary Carroll High School Tract
Block 1, Lot 1R and Lot 2

57.57 Acres, being all of Lot 1, Block 1, Mary Carroll High School Tract, a map of which is recorded in Volume 69, Pages 333-334, Map Records of Nueces County, Texas, all of a 15.235 Acre Tract, comprising of a portion of Lot 2, Block 1, Saratoga Medical Center Subdivision, a map of which is recorded in Volume 57, Pages 78-79, Map Records of Nueces County, Texas, and portions of Lots 5 and 6, Section 9, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 15.235 Acre Tract being described in a Special Warranty Deed from Superior GMR, LLC to Corpus Christi Independent School District, recorded in Document No. 2019045155, Official Public Records of Nueces County, Texas; and a portion of said Lots 5 and 6, Section 9, described in a ***** Deed from the City of Corpus Christi to Corpus Christi Independent School District, recorded in Document No. 2020*****, Official Public Records of Nueces County, Texas.



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 28, 2020**

PROJECT: 20PL1093

VILLAGE AT McARDLE SUBDIVISION, LOT 7B (FINAL – 3.998 ACRES)

Located north of McArdle Road and east of Everhart Road.

Zoned: CG-2 (ORD# 023933 2-8-00)

Owner: Regional Transportation Authority and City of Corpus Christi
Surveyor: Briones Consulting & Engineering LTD

The applicant proposes to plat the property to obtain a building permit for a future apartment complex. 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

Staff Only:

TRC Meeting Date: 9-17-20

TRC Comments Sent Date: 9-21-20

Revisions Received Date (R1): 10-09-20

Staff Response Date (R1):

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

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: 20PL1093

VILLAGE AT McARDLE SUBDIVISION, LOT 7B (FINAL – 3.998 ACRES)

Located north of McArdle Road and east of Everhart Road.

Zoned: CG-2 (ORD# 023933 2-8-00)

Owner: Regional Transportation Authority and City of Corpus Christi

Engineer: Briones Consulting & Engineering LTD

The applicant proposes to plat the property in order to obtain a building permit a future apartment complex.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.			

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Relocate the plat title on the top of the plat page.	Done.		
2	Plat	Revise the plat title to read: "Final Plat of..."	Done.		
3	Plat	Remove all of Note 5 referencing the fees. This is typically used on Preliminary plats.	Done.		
4	Plat	Label and Cross-hatch the Street Dedication indicated on Note 6, if not remove the reference "including street dedication"	Done.		
5	Plat	On the City of Corpus Christi certificate block remove the reference "7B" and instead indicate the recorded document number owned by The City of Corpus Christi	Done.		
6	Plat	On the Planning Commission certificate block replace "Carl Crull, P.E" with "Jeremy Baugh"	Done.		
7	Plat	On the platted area also include the square footage.	Done.		

8	Plat	On the platted area remove the 15' and 10' Y.R's along the <u>abutting properties</u> . Side yard requirement setbacks are typical required at the building stage.	Done.			
9	Plat	Show and label a 15'U.E along McArdle Road (UDC 8.2.3.A.2)	Done.			
10	Plat	Identify the dashlines for the abutting property "Lot 11 King Square Addition"	Done.			
11	Plat	Identify the dashlines west of "Lot 8A King Square Addition"	Done.			
12	Plat	Delineate the entire right-of-way width and half-distance to the centerline for McArdle Road.	Done.			
13	Plat	Prior to plat recordation show and label person name and license number for on the Surveyor certificate block.	Understand.			
14	Plat	Water Distribution System acreage fee – 3.46 acre x \$1,439.00/acre = \$4,978.94	Understand.			
15	Plat	Wastewater System acreage fee – 3.46 acre x \$1,571.00/acre = \$5,435.66	Understand.			
16	Plat	Water Pro-rata fee – 77.16 LF x \$10.53/LF= \$812.50	Understand.			
17	Plat	Wastewater Pro-rata fee – 77.16 LF x \$12.18/LF= \$939.81	Understand.			

PLANNING/Environment & Strategic Initiatives (ESI)

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

NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	3934-0000-0070 per our records is owned by Regional Transportation Authority	Understand.			

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Prior to plat recordation
Water	Yes		Prior to plat recordation
Fire Hydrants	Yes		Prior to plat recordation
Wastewater		No	
Manhole		No	
Stormwater		No	
Sidewalks		No	
Streets		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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	The plan have been submit for review.	Prior to plat recordation		

2	Utility Plan	Connect the private proposed 8" Wastewater main at MH A-3 directly to the existing line; don't connect to the existing MH.	We added a proposed MH to the existing WW main.	Addressed		
3	Utility Plan	Show and label the proposed FIRE lane; the FIRE lane must be 20' wide and 26' wide at the FH's; provide the pavement design that can stand 75,000 lbs. (FIRE truck weight);	We label the fire lanes and demension the lane. Attach is the pavement letter report.	Will be addressed at the building plan stage.		
4	Storm Study	Provide all exhibits necessary to show subareas A1, B1, C1 and D1 and points A, B, C and D; provide the flows for the predevelopment, post-development and differential for the 5, 25 and 100 year storm event; limit the flows to pre-development flows; please revise the storm water study as necessary.	There are no subareas A1, B1, C1, and D1; maybe referring to areas A1 thru A4. Points A, B, C, and D and their 5, 25, and 100 year storm event are shown on the drainage report and drainage area plan. See drainage study.	Addressed		
5	Utility Plan	Indicate the size and type of the stormwater pipe that connects to the public system.	Done.	Addressed		
6		Provide a copy of the shared access agreement.	Attached is the agreement and it is being executed.	Prior to plat recordation		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. Fire hydrant spacing shall be provided at a maximum of 300' on center.	Understand.	Prior to Plat recordation		
2	Plat	No wastewater construction is required for platting.	Understand.	NA		

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				
2	Plat	We recommend to provide pavement markings layout at Regional Transportation Driveway that provides a left turn bay for entering vehicles to turn left into the apartment driveway, so turning vehicles are out of the RTA driving path.	Will be addressed at the build permit stage.	Addressed		
3	Informational	As part of the development coordinate with RTA for onsite guide signs that help the public know that existing RTA entrance also serves as the entrance to the development. Signage will not be permitted in City ROW if requested in the future.				

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Informational	<p>WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for Commercial Areas shall have 1,500 GPM with 20 psi residual</p> <p>Fire hydrant every 300 feet and operational.</p> <p>Note: Hose lay from hydrant will not cross major street artery.</p>			
2	Informational	Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.			
3	Informational	<p>REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.</p> <p>503.1.1 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 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.</p>			
4	Informational	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities			
5	Informational	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 (34 050 kg).			
6	Informational	IFC 2015 Sec. 503.2.1 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			
7	Informational	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 (7925 mm), exclusive of shoulders			
8	Informational	<p>D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs</p> <p>Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to “going vertical” with the structure.</p>			
9	Informational	IFC 2015 503.1.1 (amendment): 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.			

10	Informational	MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS-Apartments 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.				
11	Informational	D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.				

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

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

REGIONAL TRANSPORTATION AUTHORITY					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Informational	This final plat is located immediately adjacent to the CCRTA Southside Transfer Station but should not adversely impact any bus route services.			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Informational	3.6 miles East of Cabaniss ALF. Potentially need aeronautical study based on construction method.			

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

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

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

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

INFORMATIONAL

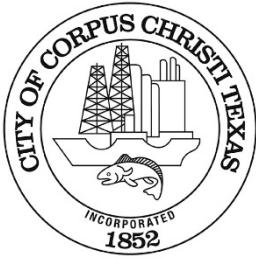
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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.



CITY OF CORPUS CHRISTI

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

MEETING MINUTES

AIRPORT ZONING COMMISSION (PLANNING COMMISSION)

Wednesday, August 5, 2020

City Hall Council Chambers

I. CALL TO ORDER - ROLL CALL

The meeting was called to order and a quorum was established with no absences.

II. PUBLIC COMMENT: None.

III. DISCUSSION AND POSSIBLE ACTION REGARDING THE ELECTION OF OFFICERS: CHAIRMAN & VICE CHAIRMAN

Vice Chairman Dibble nominated Commissioner Baugh for Chairman. A motion was made by Commissioner York to elect Commissioner Baugh as Chairman. The motion was seconded by Commissioner Miller and the motion passed.

Commissioner Miller nominated Commissioner Dibble for Vice Chairman. A motion was made by Commissioner Schroeder to elect Commissioner Dibble as Vice Chairman. The motion was seconded by Commissioner Zarghouni and the motion passed.

IV. APPROVAL OF ABSENCES: None.

V. APPROVAL OF AIRPORT ZONING COMMISSION (AZC) MINUTES

1. AZC Regular Meeting Minutes – January 22, 2020

A motion to approve item “1” was made by Commissioner Zarghouni and seconded by Commissioner York. The motion passed.

VI. DIRECTOR'S REPORT

Nina Nixon Mendez, Assistant Director of Development Services, had no news to report. But she asked Ex-Officio, Ben Polak to give a brief update on the Air Installation Compatibility Use Zone (AICUZ) “refresh”. Mr. Polak stated they are currently in the draft process and it should be completed sometime in September. He said they plan to engage in townhall meetings and provide a briefing to Commission and City Council on the changes.

VII. ADJOURNMENT OF AIRPORT ZONING COMMISSION MEETING

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:23 p.m.