



March 30, 2018

Mr. Greg Collins
Development Services, City of Corpus Christi
2406 Leopard
Corpus Christi, TX 78408

Mr. Collins,

Below are our responses to the Technical Review Plat Comments we received on February 2, 2018

Project: 18PL1009

PUERTO LOS CABALLEROS TRACT, BLOCK 1, LOT 1 (FINAL – 39.75 ACRES)

Located east of CR 73 and south of Northwest Boulevard (FM 624)

Zoned: in process of being re-zoned from FR to CG-2

Applicant: Puerto Los Caballeros, LLC
Engineer: Urban Engineering

The applicant proposes to plat the property in order to develop a commercial lot.

GIS

1. Plat Closes acceptably. **Understood**
2. Show North Arrow on Location map. **Added North Arrow**

LAND DEVELOPMENT

1. Provide correct owner with title on owner's certificate. **Correction has been made**
2. Correct Health certificate to:
STATE OF TEXAS
COUNTY OF NUECES

Approved by the Corpus Christi-Nueces County Health Department. This the ____ day of _____, 20____. Any private sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

Lauren Rabe, MPA

Nueces County Health Department **Corrections have been made to certificate**

3. Provide a 15-foot Utility Easement along FM 624. **Easement has been added**
4. Provide a 15-foot Utility Easement along CR 73. **Easement has been added**
5. CG-2 side Y.R. is 15 feet; plat shows 20 feet. Reconcile with Note 5. **Side yard has been adjusted to 15'**
6. **Informational:** Exempt from Water acreage fee due to property is provided water service from a Water district not associated with the City of Corpus Christi. **Understood**
7. Provide a copy of letter of water service availability and approval of water extension layout. **Letter will be provided prior to recordation of plat. We have met with RAWs who is the water district that has jurisdiction. We will be looping one of their water lines to serve this tract. We understand**

that there may be pressure and flow issues and will verify through water model prior to submitting plans, etc.

8. Wastewater System acreage fee – 39.75 acres x \$1,571.00/acre = please see response to Engineering, Item No. 2, Below
9. **Informational:** No existing public utilities in place to assess Pro-rata fees. Understood
10. 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

ENGINEERING

1. Water: Coordinate this project with River Acres Water Supply Corporation and meet their requirements; provide recommendations email. Understood
2. Wastewater is available to the property about 2500 LF away. We are requesting a variance to acreage fees and requirement to provide sanitary sewer service. Existing service is 2,500 Feet away and too shallow to serve this site. Existing manhole is +/- 11.3 Feet deep and this Tract is +/- 6 Feet below said manhole elevation. It is unlikely this area will be served by sanitary sewer service within next 15 years. See section 8.5.2.G exemptions in the UDC.
3. SWQMP: The proposed C value of 0.40 is small for a general commercial site, please revise as necessary; coordinate this plan with TX DOT; submit the approval email from TX DOT and attach the approved SWQMP Plan. The proposed change in run-off factor is reasonable over the entire site. Current plan of development will only have 2.5 to 3.0 acres of non-pervious area over the entire 39 acre site. This represents only 6-7% decrease in pervious area.
4. Public Improvement Plans and construction and acceptance for Fire Hydrants are required along the streets frontage according to River Acres Water Supply Corporation requirements prior to recording the Plat. Understood
5. Public Improvement Plans and construction and acceptance are required for (Wastewater) prior to recording the Plat. See response to Item No. 2 above.

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. Understood
2. Follow TXDOT Access Management guidelines for FM 624. Driveway permits are issued by TXDOT along FM 624. Understood
3. Site development must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections. Understood

FLOODPLAIN

1. No comment. Okay

FIRE

1. No comment. Okay

GAS

1. Provide a 10' UE along the south & east property lines within the plat. 7.5 of Easement has been added.

PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." Note has been added

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route.
Understood

NAS-CORPUS CHRISTI

1. No comment. **Okay**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment. **Okay**

AEP-TRANSMISSION

1. No comment. **Okay**

AEP-DISTRIBUTION

1. No comment. **Okay**

TXDOT

1. Based upon the current > 50 MPH Speed Zone, this development may be granted up to one Access for every 425 LF of State Frontage for a total of two Access locations. The first Access from in either direction must be a minimum of 425 LF from the nearest Intersection or existing access location on adjacent lots. Any future subdivision of these lots must utilize cross access easements/agreements between the future Access locations. **Understood**
2. No additional storm water runoff will be accepted into State Right-Of-Way for this Development. The developer will be required to detain on-site and meter any outfall back at pre-development conditions. **Understood**
3. Due to the development size, a Traffic Impact Analysis and Drainage study shall be required prior to granting access to State ROW. (Based upon lot size in excess of 5 Acre Disturbance and potential growth of the Calallen area). **Plan of development at this time is only 2.5 to 3.0 Acres.**

NUECES ELECTRIC

1. No comment. **Okay**

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. Informational: The property is to be rezoned from the "FR" Farm Rural District to the "CG-2" General Commercial District. **Agree**

Thank you,



Xavier Galvan