

PLAT REVIEW COMMENTS

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: 19PL1003

MILLER HIGH SCHOOL TRACT (FINAL – 27.89 ACRES)

Located north of east of Nueces Bay Boulevard and south of Leopard Street.

Zoned: CI Commercial Intensive, IL Light Industrial, RM-3 Multi-family 3, and RS-6 Single-Family 6

Owner: Corpus Christi Independent School District

Engineer: Hanson Professional Services

The applicant proposes to plat the property for replat all contiguous property with street closures.

GIS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Plat 1	The plat closes within acceptable engineering standards.	Acknowledged.	Correct
2	Plat 1	Label the correct and complete legal description of the adjacent properties.	Made modification on plat.	Correct
3	Plat 1	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	Made modification on plat.	Correct
4	Plat 1	The plat's legal description is incorrect and incomplete.	Made modification on plat.	Correct
5	Plat 1	Informational: Leopard St. is a 95' A1 arterial right of way and Up River Rd. is a 60' C1 collector right of way.	Acknowledged.	Correct
6	Plat 1	Label the street widths and centerline dimensions for all streets shown on the plat.	Made modification on plat.	Correct

LAND DEVELOPMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	Provide 20' YR's for all lots fronting on right of way except for RS-6 lots fronting Up River Road which have a 25' YR.	Made modification on plat.	Addressed.
2.	Plat 2	Provide centerline and half street distance for all right-of-ways along the plat boundary.	Made modification on plat.	Addressed.
3.	Plat 2	Leader note for 10' Alley closed within the 5' UE as per plat to be separated by providing two leader notes. One note for the new easement and one for the alley closing.	Made modification on plat.	Addressed.
4.	Plat 2	Provide owners name and document number for legal (Holy Cross Cemetery).	Performed the research and made modification on plat.	Addressed.
5.	Plat 2	Provide owner's name for portion of Block 10, Barthlome Addition. Update legal as per document.	Will perform the research and make modification.	Addressed.
6.	Plat 2	Provide a Block label for Barthlome Addition Block 10.	Made modification on plat.	Addressed.
7.	Plat 1	Correct the Development Services Engineer certificate with William J. Green, P.E. as Development Services Engineer.	Made modification on plat.	Addressed.
8.	Plat 1	Correct the Planning Commission certificate with Eric Villarreal, P.E. as Chairman and Nina Nixon-Mendez, F.A.I.C.P. as Secretary.	Made modification on plat.	Addressed.
9.	Plat 1	Correct the misspelling of "embraced" in the Owner's certificate	Made modification on plat.	Addressed.

DEVELOPMENT SERVICES ENGINEERING			
Public Improvements Required?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Fire Hydrant(s)	<input type="checkbox"/> Manhole(s)		<input checked="" type="checkbox"/> Sidewalks

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver? ☐ Yes ☐ No List Waivers:

DEVELOPMENT SERVICES ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1	Plat 2	Provide turn arounds for dead end streets on Mestina St. and Pierpont St. Alternative an fire line easement that connects the subjects streets and a plat note: the fire line easement shall not be obstructed at all times.	Added a 20-foot wide fire line [fire lane] easement connecting Pierpont Street and Mestina Street on plat.	Addressed 3/5/2019. Fix typographical ("fire lane") prior to recordation.
2	Utility Plan	Provide existing utilities, existing structures and proposed (utilities and structures) on the subject property boundaries.	These are shown on the Existing Utility Plan included with this submittal.	Addressed but note city request for update to Utility Plan showing private and remaining public utilities for purposes of site development documentation. 3/5/2019. Provide updated Utility Plan prior to recordation.
3	Utility Plan	Provide water line and fire hydrants along Battlin' Buc Blvd, Pierpont St., and both Mestina St.	In our meetings with the City Utility Staff it was determined that the subject property had sufficient water line and fire hydrant coverage except for the area near Mestina Street and Palm Drive. A fire hydrant will be installed at the southwest corner of the intersection of Mestina Street and Palm Drive.	Noted and concur. City Bond Project Leopard St. (Bond 2018) Nueces Bay Blvd. to Palm Dr. will install required fire hydrants assembly. 3/5/2019
4		<p>Public Improvements are required for the following:</p> <ol style="list-style-type: none"> 1. Fire hydrants along the right of way (300 feet on center) along Battling Buc Blvd, Pierpont St., and both Mestina St. Dead ends are not permitted. 2. Sidewalks along Mestina St. (crossing with Rose St.), Pierpont Street, and Palm Drive. <p>Public improvements shall be completed and accepted prior recordation of plat.</p>	<p>After further discussions with the City Utilities staff it was determined that there was sufficient water line and fire hydrant coverage around the subject tract except for the area mentioned in Item 3. A new fire hydrant will be installed at the southwest corner of intersection of Mestina Street and Palm Drive.</p> <p>It was acknowledged that Sidewalk construction will be required along Mestina Street, Pierpont Street, Lily Street and Barthlome Street.</p>	<ol style="list-style-type: none"> 1. Noted and concur. City Bond Project Leopard St. (Bond 2018) Nueces Bay Blvd. to Palm Dr. will install required fire hydrants assembly. 3/5/2019 2. Add sidewalk along Palm Drive. Remaining response noted and concur.

			A deferment agreement will be prepared for the sidewalk and fire hydrant construction.	
5	Plat 2	Provide street dedication for Leopard Street to meet the A1 95-foot designated right-of-way. Provide half street distance, hatch dedication, provide the square footage/acreage and dimension.	Made modification on plat and changed the right of way of Leopard Street from 80 feet wide to 95 feet wide.	Addressed 3/5/2019

UTILITIES ENGINEERING (WATER AND WASTEWATER)				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Water construction is required along Battlin' Buc, Pierpoint, Rose, and Mestina, and no Dead End Mains will be permitted.	In our meetings with the City Utility Staff it was determined that the subject property had sufficient water line and fire hydrant coverage except for the area near Mestina Street and Palm Drive. A fire hydrant will be installed at the southwest corner of the intersection of Mestina Street and Palm Drive. Please make reference to the water modeling letter dated September 6, 2018 submitted to Bill Green and approved on September 14, 2018	Noted.
2.	Utility Plan	Fire hydrants are required along Lipan, Palm, and Lilly.	After further discussions with the City Utilities staff it was determined that there was sufficient water line and fire hydrant coverage around the subject tract except for the area mentioned in Item 3. A new fire hydrant will be installed at the southwest corner of intersection of Mestina Street and Palm Drive.	Noted.
3.	Utility Plan	Confirm that all public utility mains are in public utility easements (utilities appear to be out of utility easements in several areas).	In meetings with the City Utility Staff it was determined that existing Wastewater and Storm Water lines that are located outside of easements are considered private. After coordination with City Gas Department it was recommended by	Noted.

			Keith Rodriguez of the Gas department that a 10-foot wide utility easement centered on an existing gas line be shown on the plat. Easement has been added to the plat.	
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TRAFFIC ENGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Acknowledged.	Addressed.
2.	Plat	This plat is contained within the limits of the City Leopard Street Improvement Project (Bond 2018). Refer to plans and coordinate any driveway construction with the City's Engineering Department.	Acknowledged.	Noted.
3.	Plat	Public and/or private plans should address any school zone traffic circulation.	Acknowledged.	Noted.

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

FIRE DEPARTMENT				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Utility Plan	Fire hydrant location are not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (1500 GPM, with 20 psi residual pressure).	The proposed improvements should indicate adequate fire protection with hydrants spaced to meet this hose laying length. It was confirmed with the City Utilities staff that there are sufficient fire hydrant locations to meet this criteria.	Noted.
2.	Utility Plan	A fire hydrant is required within 100' of a FDC, fire department connection.	Acknowledged	Addressed.
3.	Utility Plan	Per Section 503.1.1 IFC 2015 Fire apparatus access roads shall allow to 3 sides of building in excess of fifteen thousand square feet and all sides for buildings in excess of 30,000 square feet.	Acknowledged. In meetings with the City Utility Staff it was determined that the subject property had sufficient water line and fire hydrant coverage except for the area near Mestina Street and Palm Drive.	Noted.

		During construction when combustibles are brought on the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable to the fire department shall be provided and maintained.	A fire hydrant will be installed at the southwest corner of the intersection of Mestina Street and Palm Drive.	
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GAS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 1	No comment.		Addressed.

PARKS				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 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."	Added note to plat document.	Addressed.

REGIONAL TRANSPORTATION AUTHORITY				
No.	Sheet	Comment	Applicant Response	Staff Resolution
1.	Plat 2	This final plat is located along and immediately adjacent to inbound bus stop #1494 located on the southwest corner at the intersection of Leopard Street and Battlin' Buc. This stop is served by bus Route 27 Leopard. Please note that the ADA concrete bus stop service pad, canopy, Iconic bus bench, trash can and pole & sign assembly are located completely within the Leopard Street right-of-way. Should any adjustments be required for this existing bus stop or any of the CCRTA equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	Acknowledged. We have visited with Wesley Vaderman at the RTA to inform him of this project and the platting of the school property. We will stay in communication with the RTA so we are aware of future developments.	Addressed.

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

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

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

AEP-DISTRIBUTION			
No.	Sheet	Comment	Staff Resolution
1.	Plat 2	No comment, will get easements by separate instrument.	Addressed.

TXDOT			
No.	Sheet	Comment	Staff Resolution
1.	Plat 1	No comment.	Addressed.

NUECES ELECTRIC			
No.	Sheet	Comment	Staff Resolution
1.	Plat 1	No comment.	Addressed.

INFORMATIONAL

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

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
2. As per UDC Section 3.8.2.I, the property for the Educational facilities is exempt from Development Fees but subject to Public legal notice and recording fees.