Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. ***The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.***

Staff Only/District#: NV District-2 App Received: Received 06/15/21, Processed on 06/16/21 Deadline TRC Meeting Date: 06/10/21 TRC Comments Sent Date: 06/25/21 **Revisions Received Date (R1): 7/08/21** Staff Response Date (R1): 7-14-21 **Revisions Received Date (R2): 9-17-21** Staff Response Date (R2): 9-27-21 Planning Commission Date: 10-13-21 Non Public Notice

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: <u>21PL1085</u>

Ferrell No.2 Block 3, Lot 2A (Final Replat) 0.8018 Acres Located east of Ayers street and north of sunnybrook road.

Zoned: CG-2

Owner: TORRES FAMILY INVESTMENTS, LLC Surveyor: URBAN ENGINEERING

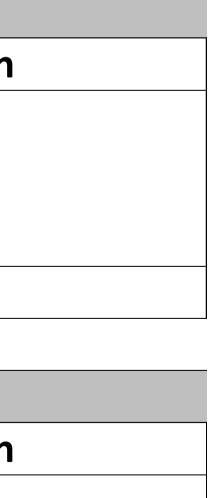
The applicant proposes to replat the property to combine multiple lots and a partial lot into a single lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error				
1	Plat	of Closure)	Understood			
	Plat	Pls label 20' Alley.	Label has been added	Resolved.		

LAND DEVELO	AND DEVELOPMENT				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
				Per email from Gloria this	
				comment was to be	
	Identify Alley with "Alley Ayers Archer All" name on east side			removed as the alley does	Addressed: comm
1 Plat	of the lot.	Label has been added	Not Addressed	not have a name	strikethough.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

URBAN ENGINEERING RESPONSES 09/17/2021 URBAN ENGINEERING RESPONSES 06/25/2021



nment is

1					
				Overall dimension of 118	
				has been added as	
		Please provide map where measurement		dimesion of 59' to	
2 Plat	Show centerline for Ayers Street and correct R.O.W of 95'.	is shown.	Not Addressed	centerline	Addressed
3 Plat	Remove label of (State Highway 286) on top of Ayers street.	Has been removed	Addressed		
4 Plat	Remove preliminary note next to engineer's name.	will remove prior to recordation	Prior to recordation		
	Show 15' U.E. parallel to west line of lot as per U.D.C 8.2.3. 2.				
5 Plat	(Ayers street classifies as Arterial A1.)	Easement has been added	Addressed		
	water & wastewater distribution and Pro-Rata fees exempt as				
6 Plat	platted existing utilities.	Understood			

PLANNING/E	nvironment & Strategic Initiatives (ESI)		
No. Sheet	Comment	Applicant Response	Staff R
1 Plat	No comment.	Understood	

Action	
Public Improvements Required?	
Water	
Fire Hydrants	
Wastewater	
Manhole	
Stormwater	

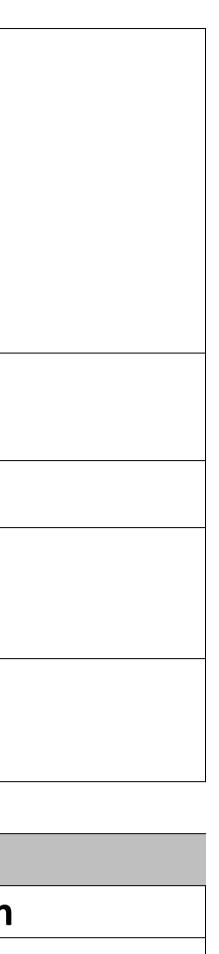
Streets

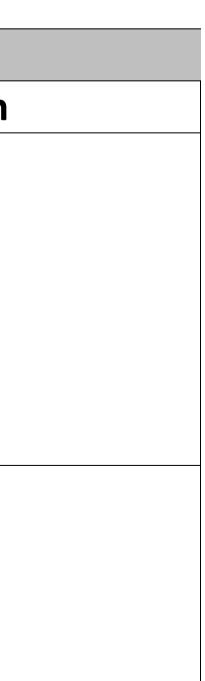
Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPME	NT SERVICES ENGINEERING				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Development on this site shall manage storm water drainage				
	caused by the development of the property, drainage directed				
	to the property by ultimate development, and drainage				
	naturally flowing onto and through the property per UDC				
1 Plat	8.2.8.B.2	Understood	Informational		
	Public Improvements Plans Or a Waiver Request are required;	-			
	submit a .PDF copy of proposed Public Improvements along				
	with a title sheet to Publicimprovments@CCTexas.com for				
	review and approval prior to Final Plat Recordation, UDC	All public improvements are in place for			
2 Plat	8.1.3.A	proposed replat. Existing Services Exist.	Acknowledged		

Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
Understood			
			•
Yes	Νο		
	Νο	Understood	
Ayers is on the ADA Accessibility Plan		Understood	
	Νο	Understood	





	Ayers Street is on the ADA Accessibitily plan, Sidewalk construction or a waiver request approved by the City of	The city bond project currently under construction will provide ADA and sidewalk access along Ayers. See attached		
3 Plat	Corpus Christi Planning Commission is required.	from Bond Project.	Acknowledged	

UTILITIES ENGNo.Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Infor.	No water construction is required for platting.	Understood			
2 Infor.	No wastewater construction is required for platting.	Understood			

SOLID WASTE					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Infor.	No comment.	Understood			

TRAFFIC ENGINEERING						
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
	Proposed driveway access to a public City Street shall conform	n				
	to access management standards outlined in Article 7 of the					
1 Infor:	UDC (UDC 7.1.7)	Understood				

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR			
No.	Sheet	Comment	
1	Info:	Water Distribution Standards: Commercial 1,500 GPM with 20 psi residual	
	Info.	507.5.1 (amendment) Where Required: All than one-family detached dwellings, where portions of buildings are located more than fire hydrant shall be provided with approve and water mains capable of supplying the f the fire official. The minimum arrangemen have a hydrant available for distribution of of building on the premises at distances no feet.	
2		Note: It will need to be determined if the o connected to the 6-inch main or the 8- inch determined that the hydrant is on the 6-inc feasibility study will need to be conducted suitable GPM and residual can be achieved	
3	Info:	requirements.	

TO BUILDING PERMIT			
	Applicant Response	Staff Resolution	
Areas shall have	Understood		
l premises, other e buildings or n 150 feet from a ed on-site hydrants fire flow require by nt being so as to f hose to any portion ot exceeding 300			
· · · · ·	Understood		
on-site hydrant is h main. If it is			
ch main, a water to determine if d for fire flow	City bond project is currently reconstructing Street and Utilities and the Utilities should be upgraded to current standards.		

Staff Resolution	Applicant Response	Staff Resolution
ently		
d Utilities and the		
ded to current		

		912.2.3 (amendment) Proximity to Hydrant
		connections (FDC) for each sprinkler systen
		system shall be located not more than 100
		nearest fire hydrant connected to an appro
		(if applicable)
		Commercial development of the property v
4	Info:	Development Services review.

GAS		
No.	Sheet	Comment
1	Plat	No comment.

PAR	PARKS & RECREATION		
No.	Sheet	Comment	
1	Plat	No comment.	

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORIT		
No.	Sheet	Comment
1	Plat	No comment received.

COR	CORPUS CHRISTI INTERNATIONAL AIRPORT		
No.	Sheet	Comment	
1	Plat	No comment.	

NAS	NAS CORPUS CHRISTI		
No.	Sheet	Comment	
1	Plat	No comment.	

AEP-	AEP-TRANSMISSION		
No.	Sheet	Comment	
1	Plat	No comment.	

AEP-DISTRIBUTION		
No.	Sheet	Comment
1	Plat	No comment.
<u> </u>	1	

TXDOT			
No.	Sheet	Comment	
1	Plat	No comment.	

NUECES ELECTRIC

No.	Sheet	Comment
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.

frant: Fire department stem or standpipe 100 feet from the pproved water supply.		
erty will require further	Understood	
	Applicant Response Understood	Staff Resolution
	Applicant Response	Staff Resolution
	Understood	
ORITY		
	Applicant Response Understood	Staff Resolution
	Applicant Response	Staff Resolution
	Understood	
	Applicant Response Understood	Staff Resolution
	Applicant Response	Staff Resolution
	Understood	
	Applicant Response	Staff Resolution
	Understood	
	Applicant Response Understood	Staff Resolution
	Applicant Response	Staff Resolution
	Understood	

Resolution	Applicant Response	Staff Resolution

Applicant Response	Staff Resolution
	Applicant Response

Resolution	Applicant Response	Staff Resolution

Resolution	Applicant Response	Staff Resolution

Resolution	Applicant Response	Staff Resolution	

Resolution	Applicant Response	Staff Resolution	

Resolution	Applicant Response	Staff Resolution

Resolution	Applicant Response	Staff Resolution

Resolution	Applicant Response	Staff Resolution

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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. Understood