

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

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: 21PL1085**

[URBAN ENGINEERING RESPONSES 09/17/2021](#)  
[URBAN ENGINEERING RESPONSES 06/25/2021](#)

**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
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			
1	Plat	Pls label 20' Alley.	Label has been added	Resolved.		

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

2 Plat	Show centerline for Ayers Street and correct R.O.W of 95'.	Please provide map where measurement is shown.	Not Addressed	Overall dimension of 118' has been added as dimesion of 59' to 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		
5 Plat	Show 15' U.E. parallel to west line of lot as per U.D.C 8.2.3. 2. (Ayers street classifies as Arterial A1.)	Easement has been added	Addressed		
6 Plat	water & wastewater distribution and Pro-Rata fees exempt as platted existing utilities.	Understood			

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No	
Public Improvements Required?		No	Understood
Water		No	Understood
Fire Hydrants		No	Understood
Wastewater		No	Understood
Manhole		No	Understood
Stormwater		No	Understood
Sidewalks	Ayers is on the ADA Accessibility Plan		Understood
Streets		No	Understood

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	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 8.2.8.B.2	Understood	Informational		
2	Plat	Public Improvements Plans Or a Waiver Request are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	All public improvements are in place for proposed replat. Existing Services Exist.	Acknowledged		



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

No.	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
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Understood			

**FLOODPLAIN**

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual	Understood			
2	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	Understood			
3	Info:	Note: It will need to be determined if the on-site hydrant is connected to the 6-inch main or the 8- inch main. If it is determined that the hydrant is on the 6-inch main, a water feasibility study will need to be conducted to determine if suitable GPM and residual can be achieved for fire flow requirements.	City bond project is currently reconstructing Street and Utilities and the Utilities should be upgraded to current standards.			

4	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. (if applicable) Commercial development of the property will require further Development Services review.	Understood			
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**GAS**

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

**PARKS & RECREATION**

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

**CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY**

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

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

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

**NAS CORPUS CHRISTI**

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

**AEP-TRANSMISSION**

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

**AEP-DISTRIBUTION**

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

**TXDOT**

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

**NUECES ELECTRIC**

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

**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.  
**Understood**