

**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#: GG/District#1**  
**App Received: 5-25-21 Process 8-25-21 Deadline**  
**TRC Meeting Date: 9-02-21**  
**TRC Comments Sent Date: 9-03-21**  
**Revisions Received Date (R1): 9-14-21**  
**Staff Response Date (R1): 9-27-21**  
**Revisions Received Date (R2): 9-29-21**  
**Staff Response Date (R2): 9-30-21**  
**Planning Commission Date: 10-13-21 Non Public Notice Plat**

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: 21PL1128**

**HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL – 1.24 ACRES)**  
 Located east of McKinzie Road and south of Harrington Drive.

**Zoned: CG-2**

**Owner: AK LLC**  
**Engineer/Surveyor: York Engineering/Texas Geo Tech Land Surveying**

The applicant proposes replat the remainder portion of Block 3, Lot 2 and all of Lots 2A & 3 into 1 lot for commercial use.

<b>GIS</b>					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Noted		
2	Plat	Label Right of Way Highway designations in parenthesis where applicable.	Labels have been updated as requested	9-16-21 Not Resolved. Leopard Street is recognized by TxDOT as State Spur 407. Pls revise on map.	"State Spur 407" lab added.
<b>LAND DEVELOPMENT</b>					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The legal description Volume 11, Page 54 reference under the title is incomplete. Reference all Pages.	legal description has been corrected.	9-17-21 "Secion" is misspelled.	Spelling corected
2	Plat	25' Y.R along North Harrington Drive may be reduce to 20' Y.R (UDC CG-2 4.5.3 & 4.54)	YR has been reduced.	9-17-21 Addressed	
3	Plat	Show and label 15' U.E along Leopard Street. (UDC 8.2.3.A)	15' UE has been added and labeled along Leopard Street.	No need to bold the U.E type line.	UE linetype made le: bold.
4	Plat	Show and label Block number for Lot 2R.	Block number has been labeled.	9-17-21 Addressed	
5	Plat	Water Distribution Acreage fee – 1.24 acres x \$1,439.00/acre = <b>\$1,784.36</b>	Noted	Prior to plat recordation	
6	Plat	Wastewater Distribution Acreage fee - 1.24 acre x \$1,571.00/acre = <b>\$1,948.04</b>	Noted	Prior to plat recordation	
<b>PLANNING/Environment &amp; Strategic Initiatives (ESI)</b>					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	See Utility Comments	
Fire Hydrants	Yes	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, or An approved Waiver	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

**Applicant Response on Waiver:** Yes, sidewalk Submit \$160.00 Process waiver request fee. Once we receive payment then we can process your request. Waiver fee paid 9/2:

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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			
2	Plat	Public Improvements Plans are required for Final Plat; 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. Or, A Waiver for Sidewalk Construction may be submitted. Water supply depends on confirmation that Fire Protection needs are met.	Noted Noted. Sidewalk waiver will be submitted for N. Harrington Drive. Please note Sidewalk exists along Leopard St. in front of this property.	Addressed	
3	Utility	Show pipe material for existing water lines	Pipe material has been labeled as per City GIS records and provided record drawings.	Addressed	
4	Utility	Leopard street has labels for wastewater and a fire hydrant. Show the related items.	Wastewater line and hydrant have been shown	Addressed	
5	SWQMP	Show offsite flow patterns, or confirm that there is no run-on from adjacent properties.	drainage arrows have been added to show that general drainage flow does not include run-off from adjacent properties.	Addressed	

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Proof must be provided that minimum flows for proposed development along Leopard and North Harrington will be provided (Water Distribution Standards, Section IV-A2). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Noted. Public Improvement Plans will be submitted for required water infrastructure. Proof of water pressure will be provided as required during the design stage.	To be addressed with Public Improvements	
2	Plat	No wastewater construction is required for platting.	Noted		

SOLID WASTE					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	Noted		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Info:	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)	Noted		

**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	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Noted		
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Noted		
3	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 <b>to any portion of building on the premises at distances not exceeding 300 feet</b> . Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Noted		
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	Noted		
5	Info:	503.1.1 (amendment) 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 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. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Noted		
6	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Noted		
7	Info:	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.	Noted		
8	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road is required before going vertical with any structure.	Noted		

9	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Noted		
10	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Noted		
11	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Noted		
12	Info:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed	Noted		
13	Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Noted		
14	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Noted		
15	Info:	Note: The above cited references are for the purpose of providing minimal access into commercial property that will have sufficient width and will support the weight of fire apparatus.	Noted		
16	Info:	Commercial development of the property will require further Development Services review.	Noted		

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

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

REGIONAL TRANSPORTATION AUTHORITY					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Info:	<del>This final plat is located along and immediately adjacent to out bound bus stop 1375 served by Route 27 Leopard. Please note that the sign/pole assembly, metal bus bench, trash can and ADA compliant bus loading ramp landing pad are all located completely within Leopard Street 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.</del>	Noted	Correction: This final plat is located along and immediately adjacent to out bound bus stop 1375 served by Route 27 Leopard. Please note that the sign/pole assembly, metal bus bench, trash can and ADA compliant bus loading ramp landing pad are all located completely within Leopard Street 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.	

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

CORPUS CHRISTI INTERNATIONAL AIRPORT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	Noted		

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

**AEP-DISTRIBUTION**

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

**TXDOT**

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

**NUECES ELECTRIC**

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

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.