

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#: MZ / 1

App Received: 4/25/23

TRC Meeting Date: 5/4/23

TRC Comments Sent Date: 5/8/23

Revisions Received Date (R1): 5/18/23

Staff Response Date (R1): 5/19/23

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5/31/23

All comments addressed
 PC Date set.

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: 23PL1049

Fire Station No. 3, Blk. 1, Lot 1 (Replat – 1.23 ACRES)

Located south of Morgan Ave. and east of Brownlee Blvd.

Zoned: CN-1

Urban Engineering responses: 5/18/2023

Owner: City of Corpus Christi

Surveyor: Urban Engineering

The applicant proposes to plat into single lot for building permit.

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	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per UTP, Brownlee Blvd. is a C-1 roadway, 60' of ROW is required. The current roadway is 60' therefore no additional ROW is needed from Brownlee Blvd.	Understood	Addressed		
			Morgan Avenue bond project was recently completed along this property. The road was fully constructed within the existing right-of-way. If additional right-of-way was necessary, it should have been aquired at that time.			
2	Plat	Per UTP, Morgan Ave is a A-1 roadway, 95' of ROW is required. The current roadway is 65', therefore 15' of additional ROW from this property is needed along Morgan Ave.	Engineering Services and Traffic Engineering have already discussed this issue.	Addressed - Verified City bond project Morgan Ave. - no additional ROW needed.		
3	Plat	No additional ROW is needed from 12th St.	Understood	Addressed		
4	Plat	Provide square footage for the street dedications.	Square footages are shown on main lot section and have been added to the detail section.	Addressed		
5	Plat	Add language for Planning Commission sign off.	certificate has been revised	Addressed		
6	Plat	Add Kamran Zarghouni as PC chairman and provide signature line.	certificate has been revised	Addressed		
7	Plat	Change Mr. Raymond's title to Secretary	certificate has been revised	Addressed		

			No, Brownlee Boulevard is part of a City bond project that is to commence in the near future and should include sidewalks. If sidewalks were constructed as part of this plat effort, they would end up being torn up during the Brownlee Bond project work. Engineering Services will construct the sidewalk as part of the Brownlee Street Project.			
8	Plat	Sidewalk maybe required along Brownlee Blvd.		Addressed - Verified City bond project has sidewalk along fire station frontage.		
9	Fees	Commercial or etc. Water Acreage Distribution Fees: 1.24 Ac. x 1741.19 = \$2,159.08	Understood	Prior to recordation.		
10	Fees	Commercial or etc. Wastewater Acreage Fees: 1.24 Ac. x 1,900.91 = \$2,357.13	Understood	Prior to recordation.		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

DEVELOPMENT SERVICES ENGINEERING						
Action		Yes	No			
Public Improvements Required?						
Water			No, existing	Understood		Accepted
Fire Hydrants			No, existing	Understood		Accepted
Wastewater			No, existing	Understood		Accepted
Manhole			No, existing	Understood		Accepted
Stormwater			No, existing	Understood		Accepted
Sidewalks		Yes, along Brownlee		No, Brownlee Boulevard is part of a City bond project that is to commence in the near future and should include sidewalks. If sidewalks were constructed as part of this plat effort, they would end up being torn up during the Brownlee Bond project work. Engineering Services will construct the sidewalk as part of the Brownlee Street Project.		
Streets			No, existing			

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood	Addressed		
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Understood	Addressed		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood	Addressed		
2	Infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Note: The CCFD is requesting an additional fire hydrant to be located within 10 ft of the rear apron of the fire station on Brownlee Blvd. This hydrant could serve the FDC if required.	Understood	Addressed		
3	Infor	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	Understood	Addressed		
4	Infor	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.	Understood	Addressed		
5	Infor	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.	Understood	Addressed		
6	Infor	Commercial Development requires further review by Development Services.	Understood	Addressed		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along and immediately adjacent to inbound bus stop 754 and is served by bus Route 17 Carroll/Southside. This stop is located along the east right-of-way line of Brownlee Boulevard approximately 50 feet south of the Morgan Avenue intersection with Brownlee Blvd. Please note that this stop consists of a concrete ADA compliant bus stop landing pad, bus stop bench and a sign/pole assembly all located completely within the Brownlee Boulevard right-of-way. Please note that this existing bus will be demolished and reconstructed by means of the City of Corpus Christi, Brownlee Boulevard Bond reconstruction project scheduled to begin later this year. Should any adjustments be required or a request for relocation for this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Understood	Addressed		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

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