

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-1-20

TRC Comments Sent Date: 12-15-20

Revisions Received Date (R1): 12-22-20

Staff Response Date (R1): 12-29-20 TRC comments (Conditional) PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-6-21

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: 20PL1128

NEMEC TOWNE CENTER (PRELIMINARY – 26.39 ACRES)

Located north of CR 52 and west of IH 69

Zoned: CG-2 and FR

Owner: Nemec Family Properties, LTD

Surveyor: Munoz Engineering

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Okay	Addressed.		
2	Plat	Pls include a phase plan with timeline in notes.	Provided	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Approval from AEP will be required for any city roadways within the CP& L Easements. This will also affect Access Easements to Lots 11, 12, 13 and 14.	AEP has provided approval of the location of the road as indicated on the Preliminary Plat	Addressed.		
2	Plat	Provide ownership contact information below the plat legend.	Provided			
3	Plat	Enlarge text size labels for Zoning. Provide a thicker line weight for the boundary.	Adjusted text and line	Addressed.		
4	Plat	Provide the YR along the 60' right of way.	Provided in accordance with zoning	Addressed.		
5	Plat	Provide larger text size for IH 69 label. Preferably at center of boundary.	Adjusted text and location	Addressed.		
6	Plat	Provide larger text size for CR 52 label.	Adjusted text	Addressed.		
7	Plat	North/South collector not shown on Plat. Align the east-west collector in a way that works with the alignment set forth by the River Ridge Unit 4 preliminary plat. A public hearing amendment process is required to eliminate the north-south collector.	Indicated and note added about master plan adjustment. The alignment as indicated is approved by AEP, adjustment to meet the River Ridge Plat will interfere with existing poles and future AEP expansion.	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per UDC 8.2.1 and UDC 3.8.3.C, preliminary plats are required to show all streets as indicated in the currently adopted Urban Transportation Plan map. Align the east-west collector in a way that works with the alignment set forth by the River Ridge Unit 4 preliminary plat. A public hearing amendment process is required to eliminate the north-south collector. Planning and Traffic Engineering staff are currently reviewing an informal request to remove the north-south collector and will advise the engineer of the next steps and required application process.	<i>Master Planned streets indicated; The east/west alignment as indicated is approved by AEP, adjustment to meet the River Ridge Plat will interfere with existing poles and future AEP expansion. North/South collector is to be eliminated and the process has commenced.</i>	Not addressed. Update note on plat from "to be adjusted" to "to be amended". City council approval of the UTP amendment will be a Condition of the plat for PC approval.	Adjusted	

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	RESPONSE
Public Improvements Required?	Yes		
Water	Yes (On the Final Plat, Developer must contact Nueces County Water Control and Improvement District for Water comments).		Coordination with NCWCID #3 has commenced
Fire Hydrants	Yes, prior to Final plat recordation, FIRE access lane must be able to withstand FIRE Truck weight of 75,000 lbs; flow must be 1500 gpm and spacing must be 300'.		Will be provided
Wastewater	Yes, prior to Final plat recordation; Public Improvement Plans can't move forward because the capacity of the exiting Lift Station is not sufficient and the proposed design of the new Lift Station is not in yet; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master Plan.		Discussions and approval from Wastewater Department indicates that the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised.
Manhole	Yes, prior to Final plat recordation; Public Improvement Plans can't move forward because the capacity of the exiting Lift Station is not sufficient and the proposed design of the new Lift Station is not in yet; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master Plan.		Discussions and approval from Wastewater Department indicates that the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised.
Stormwater	Yes, prior to Final plat recordation; CR 52 floods as is; the 100 year detention must be evaluated and TX DOT drainage / and access to approval is required before City approval; please follow the stormwater DRAFT Master Study.		The SWQMP indicates the storm water will go towards TxDOT. TxDOT approval will be required.

Sidewalks	Yes, along collector street; no sidewalk is required along the Freeways, see UDC Table 8.2.1.C		Okay
Streets	Yes, private streets must be built to City Standards and must be able to withstand the FIRE Truck weight of 75,000 lbs.		Okay

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	Info:	Public Improvements Plans are required prior to Final plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval.	Okay	Will be addressed prior to plat recordation		
2	Plat / SWQMP	The receiving Water note on the Plat and the SWQMP must match.	Adjusted	Addressed		
3	All sheets	The C1 collector layout must meet EW alignment of River Ridge Unit 4 Plat.	The east/west alignment as indicated is approved by AEP, adjustment to meet the River Ridge Plat will interfere with existing poles and future AEP expansion.	Addressed		
4	All Sheets	Provide the Section for the C1 collector; include pavement depths.	Provided	Addressed		
5	SWQMP	CR 52 floods as is, evaluate providing detention for the 100 year storm event; briefly describe your mitigations due to increase in flows including providing / not providing detention discussions.	The SWQMP indicates the storm water will go towards TxDOT. TxDOT approval will be required.	TxDOT approval for stormwater is be required prior to plat recordation		
6	Plat & SWQMP	If detention is necessary; add the following note to the Plat Title sheet "All lots are responsible for maintaining the detention basin/s".	Note Provided	To be addressed on Final plat.		
7	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Note Provided	Addressed		
8	Info:	Submit the offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com.	Okay	Will be addressed prior to plat recordation		
9	Info:	Add the following note "Street lights location map will be provide with each Final Plat.".	Note Provided	Addressed		
10	Plat	Provide a cross access easement for all lots.	Provided and Callouts added	To be addressed on Final plat.		
11	Plat	Show and label on the Plat the shared access drive.	Provided and Callouts added	Addressed		
12	Info:	See Below FIRE Department comments	Okay	Addressed		
13	Info:	Provide TXDOT issued Driveway / drainage permit.	Okay	Addressed		
14	Info:	See below TXDOT Comments.	Okay	Addressed		
15	Info:	See below Utilities Department Comments.	Okay	Addressed		
16	Info:	Additional comments may come to you on your next submittal due to the extent of the comments.	Okay	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	On the Final Plat, Developer must contact Nueces County Water Control and Improvement District for Water comments.	<i>Coordination with NCWCID #3 has commenced</i>	To be addressed prior to Final Plat recordation.		
2	Plat	Wastewater construction will be required for Final Plat. Future construction must comply with the City of Corpus Christi Wastewater Collection System Master Plan.	<i>Discussions and approval from Wastewater Department indicates that the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised.</i>	To be addressed prior to Final Plat recordation.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access US 77-IH69.	Okay	To be addressed prior to Public improvement plan submittal.		
2	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets.	Okay	To be addressed prior to Final Plat recordation.		
3	Info:	Public improvement plans shall include all proposed signs and sign sizes.	Okay	To be addressed prior to Final Plat recordation.		
4	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)", public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Okay	To be addressed prior to Final Plat recordation.		
5	Info:	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)", public improvement plan reviews and inspections, by the City.	Okay	To be addressed prior to Final Plat recordation.		
6	Info:	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Okay	To be addressed prior to Final Plat recordation.		
7	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)", public improvement plan reviews and inspections, by the City.	Okay	To be addressed prior to Final Plat recordation.		
8	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Okay	To be addressed prior to Final Plat recordation.		

9	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Okay	To be addressed prior to Final Plat recordation.		
10	Info:	he Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Okay	To be addressed prior to Final Plat recordation.		
11	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Okay	To be addressed prior to Final Plat recordation.		
12	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Okay	To be addressed prior to Final Plat recordation.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Fire hydrant flow requirements for commercial areas require 1,500 GPM with @20 PSI residual.	Okay	To be addressed prior to Final Plat recordation.		
2	Info:	Note: a water utility survey will need to be conducted to determine if this water demand can be adequately met.	Okay	To be addressed prior to Final Plat recordation.		
3	Info:	Fire hydrant located every 300 feet or 100 feet to an FDC if required.	Okay	To be addressed prior to Final Plat recordation.		
4	Info:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure	Okay	To be addressed on site development.		
5	Info:	Accessibility: fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Okay	To be addressed on site development.		
6	Info:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Okay	To be addressed on site development.		

7	Info:	Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Okay	To be addressed on site development.		
8	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Okay	To be addressed on site development.		
9	Info:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Okay	To be addressed on site development.		
10	Info:	Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. “Y”, or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96’ minimum.)	Okay	To be addressed on site development.		
11	Info:	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS	Okay	To be addressed on site development.		
12	Info:	D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	Okay	To be addressed on site development.		
13	Info:	D104.2 Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.	Okay	To be addressed on site development.		
14	Info:	Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	Okay	To be addressed on site development.		
15	Info:	IFC 2015 503.1.1 (amendment): 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 thousands (30,000) square feet.	Okay	To be addressed on site development.		
16	Info:	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Okay	To be addressed on site development.		
17	Info:	All buildings in excess of 30 feet high-are required to have aerial fire apparatus access	Okay	To be addressed on site development.		

18	Info:	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Okay	To be addressed on site development.		
19	Info:	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Okay	To be addressed on site development.		
20	Info:	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Okay	To be addressed on site development.		
21	Info:	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Okay	To be addressed on site development.		
22	Info:	Development of property will require further Development Services review.	Okay	To be addressed on site development.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Preliminary plats are not assessed Park Regulation fees.	Okay	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located along but not immediately adjacent to any bus stop served by Route 27 Leopard and should not adversely impact any CCRTA Services.	Okay	Addressed.		

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Identify the transmission poles and the easements. Approval the plat in regards to AEP Transmission ROW and have no further comments.	Provided on plat. Okay	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	<i>Okay</i>	<i>Addressed.</i>		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following notes to plat sheet 1:	<i>Provided</i>	<i>Addressed.</i>		
2	Plat	Any access onto IH 69 shall meet TxDOT Access requirements and shall have TxDOT approval.	<i>Provided</i>	<i>Addressed.</i>		
3	Plat	Any storm water discharge to TxDOT right-of-way shall to be reviewed and have TxDOT approval.	<i>Provided</i>	<i>Addressed.</i>		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	<i>Okay</i>	<i>Addressed.</i>		

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.
Okay