

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 / 4

App Received: 1/25/2023

TRC Meeting Date: 2/9/2023

TRC Comments Sent Date: 2/13/2023

Revisions Received Date (R1): 2/28/2023

Staff Response Date (R1): 2/28/2023

Revisions Received Date (R2): 10/30/23

Staff Response Date (R2): 11/7/23

Planning Commission Date: 11/15/23

All comments addressed

PC Date set

Conditional Approval

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: 23PL1009

Flour Bluff Est. Unit 2 Blk. 5 Lot 7R (Replat– 1.08 ACRES)

Located south west corner of Claride St. & N.A.S.

Zoned: CG-1

Owner: ADR Investments (John Kendall)

Surveyor: Voss Engineering

The applicant proposes to plat the property to obtain 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) | ok | Addressed | | |

| LAND DEVELOPMENT | | | | | | |
|------------------|--------|---|--------------------------|----------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Please provide a 20' Y.R. along N.A.S. | revised | Addressed | | |
| 2 | Plat | Change PC chairman name to Kamran Zarghouni | revised | Addressed | | |
| 3 | Plat | Claride St. is a C-1 collector road ROW is to be 60'. Dedication of 5' for Claride St. is needed. | revised | Addressed | | |
| 4 | Plat | What is the proposed development for this property? | 2 warehouses for storage | Noted | | |
| 5 | Plat | If providing street dedication then Plat comment #6 needs to be updated as per standard note with dedication. | revised | Addressed | | |
| 6 | Infor. | Conditional approval - EOR may build sidewalk or apply for and pay for wavier post PC meeting. | | Prior to recordation | | |
| 7 | Fees | Commercial or etc. Water Acreage Distribution Fees: 1.08 Ac. x 1741.19 = \$1,880.49 | ok | Prior to recordation | | |

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|--|--------|---|--------------------|-------------------------------------|--------------------|------------------|
| 8 | Fees | Commercial or etc. Wastewater Acreage Fees: 1.08 Ac x 1900.91 = \$2,052.98 | ok | Prior to recordation | | |
| 9 | Fees | Pro Rata Wastewater Fees: 177 L/F x 14.74 = \$2,608.98 | ok | Prior to recordation | | |
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| ZONING | | | | | | |
| No. | Sheet | Comment | | | | |
| 1 | Infor. | The subject property is in the rezoning process for "CG-1/SP" General Commercial with a Special Permit. Conditions Include: | | Addressed | | |
| 2 | Infor. | Uses: The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.5.B "Warehouse and Freight Movement" except bus barn, coal and coal storage and sales, milk distributing station, the stockpiling of sand, gravel, or other aggregate materials, Lumberyard or other building material establishment that sells primarily to contractors and does not have a retail orientation. | ok | Addressed | | |
| 3 | Infor. | Screening: A solid screening fence at a minimum of 7 feet in height shall be installed along the property line shared with adjacent properties. | ok | To be addressed at site development | | |
| 4 | Infor. | Lighting and Noise: Proposed development shall be compliant with the Unified Development Code Section 6.5 Military Compatibility Area Overlay District. | ok | To be addressed at site development | | |
| 5 | Infor. | Buffer Yard: A 20-foot buffer yard and 20 points shall be required along the property boundaries adjacent to single-family zoning districts or residential uses. | ok | To be addressed at site development | | |
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| PLANNING/Environment & Strategic Initiatives (ESI) | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | ok | Addressed | | |

| DEVELOPMENT SERVICES ENGINEERING | | |
|----------------------------------|-----------------------------|--|
| Action | Yes | No |
| Public Improvements Required? | | |
| Water | Yes, see utilities comment. | |
| Fire Hydrants | Yes, no hydrant nearby | |
| Wastewater | | No |
| Manhole | | No |
| Stormwater | | No |
| Sidewalks | | No, existing along NAS; Claride over 75% built w/o sidewalks |
| Streets | | No |

Refer to UDC Section 3.8.3.D Waivers if applicable.

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| Applicant Response on Waiver: | | |
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| DEVELOPMENT SERVICES ENGINEERING | | | | | | |
|----------------------------------|-------|---|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | SWQMP | Legend has different arrows for Pre and Post, but only see the Pre arrows on the plan | revised | Addressed | | |

| 2 | SWQMP | Plan shows increased flow Pre vs Post Flow, but not how that flow is handled. Per IDM 3.05.b.a, Storm water detention facilities shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate. | handled by the existing ditch and curb and gutter system | The existing system is city infrastructure. Development of any site requires handling the additional flow caused by the development. Refer to IDM 3.05.b.a. as per original note. | noted how the percentage of low to be handled | To be addressed at site plan development. |
|--|--------------|--|--|---|---|---|
| 3 | SWQMP | Reference FEMA map | on it already | FEMA map is included on the plat but not the SWQMP. Include on SWQMP as per original note. | added the flood plain note | Addressed |
| 4 | Utility Plan | Public line shall end at the property line. Designate utilities where public and where private. | revised | Addressed | | |
| 5 | Utility Plan | Segment of gas line is missing-needs to be shown (This is where the gas line jogs to the east for the stretch noted, as shown on the public GIS) | revised | Addressed | | |
| UTILITIES ENGINEERING | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). The waterline on Claride is a 4" cast iron line and the water line on NAS is a 6" cast iron line. Commercial properties must have at least an 8" waterline to maintain fire flows. A fire hydrant will also need to be installed. | look at utility plan, there is an existing hydrant 115' to the South, thus the water line should be sufficient | See original note. Commercial requires 8" waterline, and existing fire hydrant is too far away for proposed west building, as shown on Utility Plan. | plans submitted | Addressed |
| 2 | Plat | No wastewater construction is required for platting | ok | Addressed | | |
| TRAFFIC ENGINEERING | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | 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) | ok | Addressed | | |
| 2 | Infor. | Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. | ok | Addressed | | |
| FLOODPLAIN | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment. | | 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. | ok | 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. This site will require a fire hydrant to be installed. | ok | Please see utilities engineering comments for fire hydrant. | see fire hydrant statement above | Addressed |

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| 3 | Infor | 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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. | ok | Addressed | | |
| 4 | Infor | 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. | ok | Addressed | | |
| 5 | Infor | 912.2.3 (amendment) Proximity to Hydrant: (if required) 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 | ok | Addressed | | |
| 6 | Infor | 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. | ok | Addressed | | |
| 7 | Infor | 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. | ok | Addressed | | |
| 8 | 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. | ok | Addressed | | |
| 9 | Infor | 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. | ok | Addressed | | |
| 10 | 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. | ok | Addressed | | |
| 11 | Infor | 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, exclusive of shoulders. | ok | Addressed | | |

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| 12 | Infor | Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet. | ok | Addressed | | |
| 13 | Infor | 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. | ok | Addressed | | |
| 14 | Infor | 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. | ok | Addressed | | |
| 15 | Infor | Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. | ok | Addressed | | |
| 16 | Infor | 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. | ok | Addressed | | |
| 17 | Infor | Commercial development of the property will require further Development Services review. | ok | Addressed | | |
| GAS | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | ok | Addressed | | |

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|-----------------------------------|-------|---|--------------------|------------------|--------------------|------------------|
| PARKS | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No Comments. | ok | Addressed | | |
| REGIONAL TRANSPORTATION AUTHORITY | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | This replat is located along but not immediately adjacent to any bus stops served by the Route 3 NAS Shuttle. | ok | Addressed | | |

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

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|--------------------------------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| CORPUS CHRISTI INTERNATIONAL AIRPORT | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comments | ok | Addressed | | |

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|------------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| AEP-TRANSMISSION | | | | | | |
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comments | ok | Addressed | | |

| AEP-DISTRIBUTION | | | | | | |
|------------------|-------|-------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comments | ok | Addressed | | |

| TXDOT | | | | | | |
|-------|-------|------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | ok | Addressed | | |

| NUECES ELECTRIC | | | | | | |
|-----------------|-------|------------|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | No comment | ok | 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.

