

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: 8/17/2022
 TRC Meeting Date: 8/25/2022
 TRC Comments Sent Date: 8/29/2022
 Revisions Received Date (R1): 8/31/2022
 Staff Response Date (R1): 9/8/2022
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 9/21/2022

Comments Addressed 9/8/2022
 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: 22PL1135

Nueces River Irrigation Park Annex 2 Lot 2 (Replat) (2.53 ACRE)

Located north of Northwest Blvd. just west of Riverwood Rd.

Zoned: CG-2 / RS-6

Owner: Douglas Neil Posey & Joye Posey
 Surveyor: Bass & Welsh Engineering - Murray Bass

The applicant proposes to plat the property to develop veterinary clinic

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)	NOTED	Addressed		
2	Plat	Additional street dedication is required on Northwest Blvd.	ROW WIDTH CORRECTED NO ADDITIONAL ROW NECESSARY	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change chairman's name to Kamron Zarghouni	COMPLIED	Addressed		
2	Plat	Check the acreage of the plat. Previous plat cited had only 1.94 ac.	THE PLAT CITED V41/P53 INDICATED 2.174 AC WHICH IS IN ERROR	Addressed		
3	Fees	Exempt from Development Fees as the property is platted with existing services	NOTED	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The Northwest Boulevard Corridor Plan calls for an off road multi use trail on each side of Northwest Boulevard/FM 624 (pg. 10 of the Plan). Planning staff would support a waiver since TxDOT is currently designing and planning construction in the immediate future. The developer's representative should coordinate with TxDOT on the timing of construction and impacts to the proposed projects.	NO RESPONSE REQUIRED PER MARK OROZCO	Comment rescinded Addressed as per MZ		

DEVELOPMENT SERVICES ENGINEERING

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Action	Yes	No	
Public Improvements Required?			
Water		No	
Fire Hydrants	Yes, along NW Blvd. to meet 300' fire hydrant distance.		PLANS WILL BE SUBMITTED to be addressed at PI
Wastewater	Lot 2A will need access to sewer. The proposed extension of 15' UE cannot not be accepted since it will require to cross through the middle of Lot 2B. You will need to run a private sewer line to meet the city main and have a private easement agreement with owner of the crossing Lot 2B		UE WILL BECOME PRIVATE FOR THE BENEFIT OF LOT 2A. A PLUMBING PLAN WILL BE SUBMITTED FOR THE BUILDING PERMIT WHEN THE EXISTING BUILDINGS NEED TO TRANSFER FROM THE EXISTING OSSF TO PUBLIC WASTEWATER. Accepted
Manhole		No	NOTED Addressed
Stormwater			
Sidewalks	Yes		PLANS WILL BE SUBMITTED to be addressed at P.I.
Streets		No	NOTED Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

NOTED

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Sidewalks required along Riverwood unless a waiver is granted.	PLANS WILL BE PREPARED	to be addressed at P.I.		
2	Plat	Public Improvements Plans 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	NOTED	Accepted		
3	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002).	THE PROPERTY IS ZONED FOR COMMERCIAL USE AND IS CURRENTLY UTILITZED BY A VETERINARY CLINIC. NO CHANGES ARE PLANNED AT THIS TIME	Accepted		
4	Utility	Provide estimated flows at the connection point to the existing waste water system. (Request from Utilities Engineering).		Accepted		
5	SWQMP	Provide contours or elevations that will match the flow arrows	FLOW ARROWS ARE BASED UPON THE EXTENT OF SITE DRAINAGE THAT TXDOT WILL ACCEPT. SPECIFIC PLANS WILL BE PROVIDED WHEN FURTHER DEVELOPMENT IS PLANNED FOR THE PROPERTY	Accepted		
6	SWQMP	Provide contours or flow direction arrows to document pre-, and post-Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	SEE PREVIOUS COMMENT	Accepted		
7	SWQMP	The drainage map shows a portion of Lot 5a draining across Lot 1A. While this is allowed by state law, the future owners of Lot 1A need to be aware that they cannot block the drainage from Lot 2A. As an alternate provide a drainage easement across Lot 1A to Riverwood.	SEE PREVIOUS COMMENT	Accepted		
8	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	SEE PREVIOUS COMMENT	Accepted		

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9 Utility	Please provide details that show how they are going to connect to the city main or write a comment referring the city of corpus Christi pertaining standard. Standard Specifications https://www.cctexas.com/promo/standard-specifications Standard Details https://www.cctexas.com/promo/standard-details	SEE PREVIOUS COMMENT	Accepted		
10 Infor.	Based on the fire hydrant locations shown, a structure built on the northern part of Lot 1A may not be within the required hose lay distance and another fire hydrant required.	FIRE HYDRANT CONSTRUCTION WILL BE INCLUDED IN THE PUBLIC IMPROVEMENT PLANS	to be addressed at PI		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction required for fire hydrants.	SEE PREVIOUS COMMENT	to be addressed at PI		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards)	SEE RESPONSE IN DEVELOPMENT SERVICES COMMENTS ABOUT WASTEWATER SERVICE	to be addressed at PI		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	NOTED, PROPERTY HAS A DRIVEWAY.	Addressed		
2	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)	NOTED, PROPERTY HAS A DRIVEWAY.	Addressed		

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	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.	NOTED	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.	NOTED	Addressed		
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.	NOTED	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.	NOTED	Addressed		
5	Infor.	The fire hydrant located on Northwest Blvd. may exceed the distance requirement as noted above. If the fire hydrant located on Riverwood street is not accessible for fire department use, another fire hydrant installed on Northwest Blvd. could be required.	NOTED	Addressed		

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6	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	NOTED	Addressed		
7	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.	NOTED	Addressed		
8	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.	NOTED	Addressed		
9	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.	NOTED	Addressed		
10	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.	NOTED	Addressed		
11	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.	NOTED	Addressed		
12	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.	NOTED	Addressed		
13	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.	NOTED	Addressed		
14	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.	NOTED	Addressed		
15	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.	NOTED	Addressed		
16	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.	NOTED	Addressed		
17	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.	NOTED	Addressed		

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18	Infor.	Commercial development of the property will require further Development Services review.	NOTED	Addressed		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed		

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

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

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

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

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