

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: 6/22/2022
 TRC Meeting Date: 6/30/2022
 TRC Comments Sent Date: 7/1/2022
 Revisions Received Date (R1): 10/18/2022
 Staff Response Date (R1): 10/20/2022
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 11/16/2022

All comments addressed
 Non-public notice
 PC date

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: 22PL1108

Urban Responses 10-18-2022

Nueces River Irrigation Park Block 1 Lot 9A (Final - 1.57 ACRES)

Located south of C.R. 52 and west of Hwy.77

Zoned: CG-2

Owner: LD Calallen CCTX, Hwy.77 LLC

Surveyor: Urban Engineering - Xavier or Joshua

The applicant proposes to plat the property for a multifamily and commercial development.

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	Has all access and driveway plans been approved via TxDot.	Understood	Addressed		
2	Plat	Dimension the ROW for the city of Corpus Christi property along C.R. 52	additional dimensions have been added	Addressed		
3	Fees	Commercial or Etc. Wastewater Acreage fees: 1.57 x 1,728.10 = \$2,713.12	Understood	Addressed		
4	Fees	Commercial or Etc. Water Acreage fees: 1.57 x 1,582.90. = \$2,485.15	Understood	Addressed		

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?	Yes	
Water	Yes, Nueces County WCID 3	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets		No

Understood
Understood, Water service exist. See Response to Fire Comment 2
See Response to Fire Comment 2
Understood
Understood
Understood
Understood
Understood
Understood

Accepted
Accepted
To Be Addressed with Public Improvements
To Be Addressed with Public Improvements
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To Be Addressed with Public Improvements
To Be Addressed with Public Improvements

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	General	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	Understood	Accepted		
2	General	Public Improvements Plans are required 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	Understood	Accepted		
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Understood	To Be Addressed with Public Improvements		
4	Utility	Show and label connections to existing utilities. Show which utilities are planned and which are existing.	Understood	To Be Addressed with Public Improvements		
5	Utility	Property is within the Nueces County Water Conservation and Improvement District 3. Contact WCID3 for water needs.	Understood	To Be Addressed with Public Improvements		

6	SWQMP	Confirm that rainfall and runoff parameters are consistent with Infrastructure Design Manual (IDM) and cite the IDM in the source statement.	Runoff calculations are consistent with the IDM. The source statement refers to TxDOT since this development is adjacent to TxDOT right-of-way	To Be Addressed with Public Improvements	
7	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.	Description of project has been added to the SWQMP	To Be Addressed with Public Improvements	
8	SWQMP	Confirm that the proposed development is consistent with the land use shown on the Storm Water Master Plan and add a note that the project conforms with the Master Plan.	The proposed development is consistent with the Storm Water Master Plan. The project will conform with with Master Plan and TxDOT Drainage requirements.	To Be Addressed with Public Improvements	
9	SWQMP	Show pre- and post- development runoff patterns and include offsite flows.	Pre- and post development runoff arrows are now shown.	To Be Addressed with Public Improvements	
10	SWQMP	Provide detention calculations, volume of detention pond, and cross section of the proposed detention pond.	Detention calculations are now included.	To Be Addressed with Public Improvements	
11	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	The route of runoff to the ultimate outfall location is delineated on the Location Map.	To Be Addressed with Public Improvements	

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting. Note that this development is within the Nueces County WCID 3 CCN.	Understood	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Understood	Addressed		
3	Note	Please be advised that there is a current Corpus Christi Water Project – STWA Meter and Waterline Extension Planned for Construction under the City Water IDIQ Contract (City Project No. 19037A). This project includes construction of a 16-inch water line along CR 52 ROW. Coordination with CCW on the proposed wastewater line alignment is requested.	Understood	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Infor	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Understood	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)	Understood	Addressed		

FLOODPLAIN

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	City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump, etc.). Once they build out the water mains, they are required to enter into an OCL Water Contract. This OCL Water Contract obligates the developer to ALL	Property is recently annexed into the city. Property is within the CCN of Nueces County Water Control and Improvement District #3 (NCWCID#3). Developer will work with NCWCID#3 regarding water service for domestic and fire protection use. Necessary fire flow and pressure issues as well as fire hydrant spacing and potential public and private improvements required shall be addressed at the building permit phase of development. A note will be added to the plat utility plan per above statement.	Addressed		
2	Utility	Commercial buildings fire flow requirements are 1,500 GPM with 20 PSI residual. Hydrants spacing at 300 feet. 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 supply.	Understood	Addressed		
3	Note	Note: If adequate fire flows are not available from the water purveyor who holds of the Certificate of Convenience and Necessity (CCN) for area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, the City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.	Understood	Addressed		
4	Infor	503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood	Addressed		
5	Infor	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders	Understood	Addressed		

6	Plat	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	Understood	Addressed		
7	Plat	Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be 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 parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Understood	Addressed		
8	Plat	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.	Understood	Addressed		
9	Plat	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.	Understood	Addressed		
10	Plat	503.2.5 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 by means of a 96-foot diameter cul-de-sac	Understood	Addressed		
11	Plat	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.	Understood	Addressed		
12	Plat	Commercial development of the property will require further Development Services review.	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	Provide Park & Recreation with total number of units so that fees can be applied correctly.	Understood	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located immediately adjacent to out bound bus stop 1115 served by Route 27 Leopard. This stop is along the west right-of-way line of Interstate Highway 69 aka (HWY 77) frontage road and is approximately 50 feet south of the County Road 52 intersection. Please note that the sign/pole assembly is located completely within the state right-of-way. Should any adjustments be required for this 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 comment.	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
1	Plat	No comment	Understood	Addressed		

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

NUECES ELECTRIC						
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

Addressed