

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: 10/11/2022
TRC Meeting Date: 10/20/2022
TRC Comments Sent Date: 10/24/2022
Revisions Received Date (R1): 11/28/2022
Staff Response Date (R1): 12/6/2022
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 11/25/2023

Wavier submitted (awaiting payment)
Public Notice
PC Date 11/25/2023

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: 22PL1163

Thrumans Marine Blk 1 Lot 1 (Final Plat) 1.59 Acres
 Located south of Saratoga Blvd. and east of Hwy.286

Zoned: IL

Owner: Ryan Thrumans
Surveyor: Brister Surveying

The applicant proposes to plat the property to plat for building construction.

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 depict 20' yard requirements on the plat as per the zoning district.	Added 20' Y.R.	Addressed		
2	Plat	Property is located within the MCAOD of NOLF Cabaniss. Ensure lighting and height restrictions are upheld. UDC 6.5.3(E)(F)	Ok	Addressed		
3	Plat	Change City of Corpus Christi certification approval language to Planning Commission approval language.	Changed cert	Addressed		
4	Plat	Add Kamran Zarghouni as PC chairman and provide signature line sign off.	Added name	Addressed		

5 Plat	Add Al Raymond A.I.A. as Planning Commission Secretary and provide a signature line sign off.	Added name	Addressed		
6 Fees	Commercial or etc. Water Acreage Distribution Fees: 1.59 Ac. X 1,582.90 = 2,516.81	Ok	Prior to recordation		
7 Fees	Commercial or etc. Wastewater Acreage Fees: 1.59 Ac x 1728.10 = \$2,747.68	Ok	To be addressed by waiver.		
8 Fees	Pro Rata Water Line Fee: 264.81' x 11.58 L/F = \$3,066.50	Ok	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		
Water		No
Fire Hydrants		No
Wastewater	Yes wavier maybe requested.	
Manhole	Yes wavier maybe requested.	
Stormwater		No, ditches built
Sidewalks		No, zoned industrial administrative wavier.
Streets		No Ayers is TxDOT ROW.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Yes	
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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	Ok	Accepted.		
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	Submitting waiver	To be addressed by waiver.		
3	Plat	For lot front easements, 5-foot UE to be adjacent to the street and 5-foot EE to be next to the UE -Prevents conflicts with the water and electrical services.	Added U.E. AND E.E.	Accepted.		
4	Plat	Ayers street will need to be extended to edge of the lot as part of the platting requirements	No need to extend Ayers. Already existing pavement. TXDOT has no plans for extending or allowing for entrance to frontage road	Accepted.		

5	Utility Plan	Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6 https://www.cctexas.com/sites/default/files/IDM-final-version.pdf	Not extending road	Accepted.		
6	Utility Plan	Provide a cross section of the streets and make sure they match the Infrastructural Design Manual requirements	Not extending road	Accepted.		
7	Utility Plan	Label Streets according to section of the Infrastructure Design Manual 6.2.2 Street Right of Way Dimensional Standards	Not extending road	Accepted.		
8	Utility Plan	Show profile of water line, sewer and storm water crossing at the existing Drainage Channel	Profile will be provided as part of construction drawings, not part of platting requirements.	To be addressed by construction drawings.		
9	Utility Plan	Clearly show and Label the connections points to the existing systems	No existing connections	To be addressed by construction drawings.		
10	Utility Plan	Provide estimated flows at the connection point to the existing waste water system.	No proposed tie-in to wastewater services. Request for waiver of wastewater infrastructure will be submitted to the city.	To be addressed by waiver.		
11	SWQMP	While pre and post development flows are provided, with general stormwater management principles, design phase will need to assure that "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." (IDM, Chapter 3, 3.05.b.a)	Okay. Will be addressed during permitting phase.	To be addressed by construction drawings.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Ok	Addressed		
2	Plat	Yes wastewater construction is required for platting. unless wavier requested.	Will submit waiver	To be addressed by waiver.		

TRAFFIC ENGINEERING

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

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Need to use the current map information- FEMA FIRMS effective 10/13/2022.	Updated FEMA	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.	Ok	Addressed		
3	Note	If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.	Ok	Addressed		
4	Note	A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.	Ok	Addressed		
5	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		
6	Infor	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) 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.	Ok	Addressed		
7	Note	They type of occupancy or use of the building determines if a fire sprinkler system is required and will be determined at the Development Services phase of the proposed project.	Ok	Addressed		
8	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. 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		
9	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		
10	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		

11	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		
12	Note	An accessible road and a suitable water supply is required once construction materials are brought on site.	Ok	Addressed		
13	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		
14	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		
15	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.	Ok	Addressed		
16	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		
17	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		
18	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)	Ok	Addressed		
19	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		
20	Note	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	No response	Addressed		

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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in MCAOD of NOLF Cabaniss. Ensure lighting and height restrictions are upheld.	Ok	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Less than 2,000 feet from approach end of runway 13. The location is within the approach zone and on the border of the clear path of runway 13. The location is also within the safety subzone, the light subzone, and the vertical obstruction subzone of the airport. Further discussion and study is recommended.	Ok	Addressed		

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	(Proposed Site Conditions: Note 4.3) Will proposed structures & network have a drainage easement that connects with TXDOT ROW? Drainage easements are critical to demonstrate if they are sized appropriately to contain proposed drainage infrastructure with appropriate storm event years. Along with, demonstrating how it ties into TXDOT ROW/infrastructure.	Drainage easement not required. Storm water utilites on site will be privately owned and maintained by the owner. We are aware that a TxDOT ROW permit will be required during the permitting phase to tie into the existing curb inlet.	Addressed		
2	SWQMP	Is there a corresponding drainage report with a proposed site plan within the plat package?	No, and a proposed site design has not been decided on.	Addressed		

3	SWQMP	Can we request existing vs. proposed drainage exhibits demonstrating contours, drainage areas, points of interests and clear time of concentration paths? Or a SWQMP that gives a true full picture of what is going on. The current SWQMP only provides existing/proposed flow direction arrows and one line designated as ESTB. Appears to be incomplete.	Exhibit for existing drainage contours has been provided with resubmittal. The SWQMP has been updated to provide more information.	Addressed		
4	SWQMP	Peak runoff rates in proposed conditions exceed existing conditions. With the ultimate outfall to Oso Creek. Currently appears to negatively impact TXDOT ROW & existing TXDOT drainage infrastructure per the STWTR Plan provided.	Runoff calculations have been adjusted to more accurately represent the proposed site conditions and show minimal impact to TxDOT's current drainage capacity along TX-286.	Addressed		
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	No response	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.