

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 9-05-19

TRC Comments Sent Date: 9-27-19

Revisions Received Date (R1): 2-12-20

Staff Response Date (R1): 3-05-20

Revisions Received Date (R2): 3-31-20

Staff Response Date (R2): 4-24-20

Applicant/Engineer Submitted Revised Utility Plan 10-05-20

Staff City Engineer Response Addressed Date: 10-08-20

Planning Commission Date: 11-11-20 Public Notice

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: 19PL1094

NUECES RIVER IRRIGATION PARK ANNEX #1, BLOCK 2, LOT 1 4075-4-5 (FINAL – 8.905 ACRES)

Located west of County Road 69 and south Northwest Boulevard (FM 624).

Zoned: CN-2 & RS-6

Proposed Rezone: CN-2 City Council second reading was passed 9-10-19

Owner: The Mostaghani Investment Trust

Engineer: J. Perales Civil, Engineer & Planning Services

The applicant proposes to plat the property in order to obtain a building permit for commercial use.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6, Sec. 1071.002 (6).	informational comment	Correct	
2	Plat	Label the complete and correct legal description of the adjacent properties. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6, Sec. 1071.002 (6). Land Development application instruction requirements.	adjacent property labels corrected	Correct	
3	Plat	Show and label the Drainage Easement filed as doc. #2000018366, Deed Records Nueces County Texas, D.R.N.C.T. on the plat.	drainage easement information has been added to the plat	Correct	
4	Plat	Show and label the adjacent Right of Way Easement filed as volume 1018/Page 241, D.R.N.C.T. and Drainage Easement filed as doc. #1999053786, D.R.N.C.T. on the plat.	and drainage easement information added to the plat.	Correct	
5	Plat	Label the 4504.44 sq. ft. Utility Easement filed as doc. #2008045864, D.R.N.C.T. on the plat.	Utility easement information has been added to the plat.	Correct	
6	Plat	Show and label the Easement and Right of Way filed on behalf of Central Power and Light Company adjacent to CR 69 on the plat. The C.P.&L. Easement and Right of Way south of Northwest Blvd. Is filed as doc. #891219, D.R.N.C.T. and is 142.19' wide at Northwest Blvd.	C.P. & L. transmission line easement has been added to the plat.	Correct	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Condition for plat approval: City Council approval of change in zoning (second reading).	CN-2 zoning ordinance was passed by second reading on 8/27/2019 (Enactment No. 031861)	Addressed: City Council second reading was passed 9-10-19	
2	Plat	On the Engineering certificate block change Gabriel Hinojosa, P.E. to Ratna Pottumuthu, P.E.	Engineering certificate has been changed to Jalal Saleh, P.E., based on current instructions from City staff.	Addressed	
3	Plat	On the Planning Commission certificate block change "Eric Villarreal, P.E." to "Carl Cruik"	Planninc Commission certificate block has been updated.	Addressed	
4	Plat	County Road 69 is classified as Collector Street change 15' U.E to 10' U.E only along County Road 69 (UDC 8.2.3.A)	U.E. along County Road 69 has been changed to 10' width.	Addressed	
5	Plat	Change 7.5' U.E to 15' U.E along the north side property line for Lot 5 (UDC 8.2.3.A.4)	U.E. along north property line has been changed to 15' width.	Addressed	
6	Plat	Reference on Note 13, submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	The plat layout has been amended to provide for only one lot. HOA or POA is no longer necessary. Common improvements will belong to only one owner	Not address: Revise Note 12 to include Private Drainage easment maintained by the proper owner.	Plat Note #12 revised to include private drainage easement as to be maintained by property owner.
7	Plat	Show and label the existing Transmission lines on the plat.	Location of existing electric transmission line has been added to the plat.	Addressed	Addressed
8	Plat	Water Distribution System acreage fee – 8.91 acres x \$1,439.00/acre = \$12,821.49 (Uplatted lots)	informational comment.	Prior to recordation	
9	Plat	Waterwater Distribution System acreage fee – 8.91 acres x \$1,571.00/acre = \$13,997.61 (Uplatted lots)	informational comment.	Prior to recordation	
10	Plat	Water Pro-Rata - 388.78 LF x \$10.53/LF = \$4,093.85	informational comment.	Prior to recordation	
11	Plat	Wastewater Pro-Rata - 388.78 LF x \$12.18/LF = \$4,735.34	informational comment.	Prior to recordation	

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

NUECES COUNTY PUBLIC WORKS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Change the YR along FM 624 to 50 feet.	Y.R. along FM 624 has been changed to 50 feet.	Addressed	
2	Plat	Change the YR along CR 69 to 25 feet.	Y.R. along CR 69 has been changed to 25 feet.	Addressed	
3	Plat	Verify the right of way on CR 69; a portion belongs to NCWID #3.	County Road and what is now NCWID #3 rights of way were dedicated by the same instrument. Corrected widths are now shown on the plat.	Not Addressed: Contact Nueces County Public Works Michael Molina 361-888-0490	Right of way width and location for CR 69 verified by field survey and deed out of NCDR Vol 1018, Page 241 and shown on plat. Right of way width and location verified by field survey and deed out of NCDR Vol 65, Page 71.
4	Plat	Correct the deed document number to the Calallen ISO property.	Deed document number has been corrected.	Addressed	Addressed
5	Plat	Provide a water service agreement.	The proposed plat has been revised to include only one lot. The lot falls partly within the city limits of Corpus Christi. Water service will be provided by the City of Corpus Christi. OCL water and wastewater contracts will no longer be required.	Addressed	
6	Plat	Provide a waste water service agreement.	The proposed plat has been revised to include only one lot. The lot falls partly within the city limits of Corpus Christi. Water service will be provided by the City of Corpus Christi. OCL water and wastewater contracts will no longer be required.	Addressed	
7	Plat	Add note stating: Driveways onto CR 69 shall be installed by the subdivision developer to comply with county regulations and must be approved by the Nueces County Department of Public Works prior to installation.	CR 69 driveway note has been added as Note #13 on the plat.	Addressed	
8	SWQMP	Add existing contours and ground elevations.	Existing ground elevations and contours have been added to the SWQMP.	Addressed	
9	SWQMP	Provide a proposed finish contour plan.	Proposed surface drainage patterns have been added to the SWQMP.	Addressed	
10	SWQMP	Add a detail and cross-section of the detention area to include volume.	Detention area details and calculations have been added to the SWQMP.	Addressed	
11	SWQMP	Provide a detail of the proposed detention overflow structure.	Details of the proposed detention overflow structure have been added to the SWQMP.	Not Addressed: Provide more detail overflow structure: Contact Nueces County Public Works Michael Molina 361-888-0490	Stormwater detention system overflow structure details have been upgraded from preliminary schematic to actual design and information added to the SWQMP.
12	SWQMP	Add existing and proposed ditch profile along CR 69.	The existing profile is indicated by elevations and ground contours added to the SWQMP. Proposed development will not alter the existing ditch profile other than to remove debris and re-establish the original ditch profile.	Addressed	
13	SWQMP	Provide the capacity for the existing ditch to the north of this development.	The estimated hydraulic capacity of the existing roadway ditch downstream (north) of the development has been calculated and this information added to the SWQMP.	Addressed	
14	SWQMP	Add stormwater run-off calculations for a 10 year frequency storm.	Stormwater runoff calculations for the 10 year frequency storm event have been added to the SWQMP.	Addressed	
15	SWQMP	Provide a proposed driveway plan and cross-section.	Proposed driveway details have been added to the SWQMP.	Addressed	
16	SWQMP	Follow most current TxDOT rainfall intensity calculations for run-off.	Stormwater runoff calculations have been updated according to the TxDOT Hydraulic Design Manual of September, 2019.	Addressed	
17	SWQMP	Provide a Traffic Engineering Analysis.	Building areas and occupancies are very preliminary. Estimated peak hour traffic generation is less than 500. A City of Corpus Christi Peak Hour Traffic Form has been completed and is attached to this response.	Pending for review	Additional information will be provided as detailed site development plans are completed.
18	Additional Comment:	Plat: Correct the right of way width, Nueces County right of way on CR 69 is 35 feet wide, (Volume 1018 Page 241, NCDR) the eastern 90 feet belongs to NCWID #3, (Volume 65, Page 71, NCDR); correct the deed reference numbers.			The CR 69 and NCWID#3 rights of way widths and locations have been verified and deed references have been updated.
19	Additional Comment:	Plat: Coordinate a meeting between the Developer, City, County, Water District and TxDOT to discuss additional right of way for CR 69.			Total CR 69 right of way at this location is approximately 75 feet. "Flares" at FM 624 intersection have already been dedicated. The Transportation Master Plan designates CR 69 as a C1 Collector street. No other entity has requested additional rights of way during review. If Nueces County requires additional right
20	Additional Comment:	SWQMP: Show location of proposed driveway.			Proposed driveway locations have been added to the SWQMP.
21	Additional Comment:	SWQMP: Label size of proposed driveway pipe culvert.			The pipe culvert sizes have been added to the SWQMP.
22	Additional Comment:	SWQMP: Add top and bottom elevations to cross-section D-D.			Design elevations have been added to Section D-D on the SWQMP.
23	Additional Comment:	SWQMP: Add elevations to the proposed detention overflow structure			Design elevations have been added to detention overflow structure details shown on the SWQMP.
24	Additional Comment:	SWQMP: What is the Q factor of the 2-24" outfall drain pipes and flowline elevations.			Detailed hydraulic analysis was completed for the detention overflow structure, outfall drain pipes, and the roadside ditch outfall, including the adjoining CR 69 right of way. Hydraulic profile information has been added to the SWQMP. The outfall drain pipes have been increased to 2 - 30" diameter lines. Design meets
25	Additional Comment:	SWQMP: Add the existing edge of pavement for CR 69.			Existing CR 69 edge of pavement has been added to the SWQMP.
26	Additional Comment:	Utility Plan: Add the existing underground irrigation line.			There is no NCWID#3 underground line north of the FM 624 intersection. The irrigation canal is mostly filled and abandoned in this area.
27	Additional Comment:	Utility Plan: Add the existing edge of pavement for CR 69.			The existing CR 69 edge of pavement has been added to the Utility Plan.

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, including fire hydrants	
Wastewater	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	
Streets		No

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
1	Zoning	The following comments are conditional to the rezoning approval by the Planning Commission. UDC 2.3.1.A.2	CN-2 zoning ordinance was passed by second reading on 8/27/2019 (Enactment No. 031861)	Addressed	
2	SWQMP	Add notes 4 and 13 from the plat to the SWQMP.	These plat notes have been added to the SWQMP as notes #12 and 13, respectively.	Addressed	
3	SWQMP	Add a plat note stating the maintenance responsibility of the detention area.	Plat note #12 requires all detention areas to be maintained by the property owner.	Addressed	
4	SWQMP	Provide a cross-section of the detention area. Provide a detail for the detention structure. Verify the runoff from the proposed development does not adversely impact the down stream properties. UDC 8.2.8.B.2.	Detention system details have been added to the SWQMP. The system provides for detention of runoff from the 100 year storm event without exceeding pre-development stormwater runoff rates.	Please provide the flows for the 5, 10, 25 and 100 year storm event at the outfall and after detention.	25, and 100 year storm events and corresponding calculated water surface elevations at the detention overflow structure and
5		Coordinate the Water Public Improvement plans and service with Nueces County District III; provide the letter / email approval from Nueces County District III.	City of Corpus Christi GIS maps indicate that a City arterial or grid water main exists along the FM 624 frontage of the property. Public improvement plans will include connection to this main for potable water service.	Not addressed: Provide the letter / email approval from Nueces County District III to be able to connect to the City of Corpus Christi Water Service and FIRE protection.	After correspondence with NCWID#3, it has been verified that this property falls within the area of their Certificate of Convenience and Necessity (CCN), and determined that potable water service and fire protection for this property will be provided by NCWID#3. The Utility Plan has been amended to comply
6	Utility Plan	Extend the proposed wastewater main to the north property limit.	The proposed plat has been revised to include only one lot. Proposed wastewater service for the single lot is via a private lift station and force main. No public wastewater improvements are proposed.	Addressed	Not addressed: The Water system from Nueces District 3 is not acceptable because it doesn't give the required 1500 gpm and the 20 PSI residual pressure required. 4-24-20
7	Utility Plan	Provide and label the existing 16" wastewater Force Main along Northwest Blvd and abutting the property.	The existing 16" wastewater force main line has been identified on the Utility Plan.	Addressed	Per Jalal, Addressed 10-08-20; the Water is provided by Corpus Christi.
8		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@ccetexas.com for review and approval; this item is required prior to Plat Recordation. UDC 8.1.3.A	Public improvement plans will be provided upon TRC forwarding the plat to Planning Commission.	Prior to plat recordation	
9		See TXDOT Comments	TXDOT comments addressed below.		
10	Informational	See Utilities Department Comments hereafter	Informational comment		
11	Informational	See Utilities AEP comments	Informational comment		
12	Informational	See Nueces County comments.			Actions have been taken and responses provided above.

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Wastewater construction is required for platting, and it must conform City's master plan and TCEQ Chapter 217 Regulations.	The proposed plat has been revised to include only one lot. Proposed wastewater service for the single lot is via a private lift station and force main. No public wastewater improvements are necessary or proposed.		

TRAFFIC ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	General: The proposed development will be located directly in front of the school. School zone signage should be located in front of driveway exits to inform motorists if there is an existing reduced school speed zone.	School zone signage will be identified and included in site development plans.	To be addressed at the site plan/building permit review phase.	
2	Plat	General: Verify with the County if the roadway condition and geometry is adequate to handle additional traffic generation from commercial use.	Traffic generation estimates are being forwarded to the County for their review. Any required roadway improvements will be identified in their response.	To be addressed at the site plan/building permit review phase.	
3	Plat	General: Although the site did not meet current UDC criteria to warrant a TIA, the Engineer should still evaluate access management techniques along CR 69. These techniques include, but are not limited to, ensuring the design reduces vehicle conflicts, considering whether a right turn lane is needed near the signalized intersection to prevent blockages from queued traffic, consolidating driveways to promote shared access, and addressing access in the back of the property that will serve the proposed businesses.	Access management details will be addressed in preparation of plans for site development.	To be addressed at the site plan/building permit review phase.	

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment received.			
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment received.			
GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment received.			
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Open Space Regulation is noted on plat.	No comment received.			
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.	informational comment.			
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment received.			
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Private drainage easement needs to be designed and maintained to drain within 48 hours of a rain event.	Private drainage easement is designed to empty within 48 hours of any rain event.			
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show and label the existing Transmission lines on the plat.	Existing electric transmission line locations have been added to the plat.	Addressed		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment received.			
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	General Comments: 1)Regional detention required as part of public improvements. 2)Existing FM 624 (Northwest Boulevard) right-of-way width to be fully identified on plat (both sides).	Stormwater detention for the entire property is identified on the attached SWQMP, and will be implemented with the first phase of any development on the property. The FM 624 right of way has been identified on the plat.	Addressed		
2		Add Notes on Plat: 1) Drainage to meet TxDOT guidelines and approval. 2) Change Note 9 to read, " No private access onto FM 624 from Lot 1."	Drainage note added to the plat as Note #14. Note 9 has not been changed. Almost all property adjacent to FM 624 from the US 77/IH 69 intersection to west of this location is developed. All developed properties have one or multiple existing driveways. FM 624 at this location is a 4 lane rural section with paved shoulders and a controlled left turn lane. The developer has submitted a driveway permit request to TXDOT to allow for a more comprehensive evaluation of access to the property from FM 624.	Added additional note: Any driveway onto FM 624 shall require TXDOT review and approval.	Plat Note #15 has been added to the Plat, stating that "Any driveway onto FM 624 shall require TXDOT review and approval".	Addressed
3		We recommend the City Traffic Dept. evaluate additional right-of-way width for a future right turn lane in front of Lot 1 on southbound CR 69, due to the expansion/growth of the High School.	Traffic generation estimates are being forwarded to the County for their review. Any required roadway improvements will be identified in their response.	Addressed		
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment received.			

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.