

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 1-7-20

TRC Comments Sent Date: 1-11-21

Revisions Received Date (R1): 1-12-21

Staff Response Date (R1): 1-12-21 TRC comments met with

Conditional Comments

PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-20-21

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: 20PL1138

NEMEC TOWNE CENTER PHASE I (FINAL – 4.73 ACRES)

Located north of CR 52 and west of IH 69

Zoned: CG-2

Owner: Nemec Family Properties, LTD

Surveyor: Munoz Engineering

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	Okay	Addressed.	
2	Plat	Revise the plat title format to _____, Block _____, Lots _____.	Revised	Addressed.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Provide TxDOT approval for access and drainage prior to plat placed on PC agenda.	Has been received and is attached	Addressed	
2	Plat	Provide recordation for a Reciprocal Easement prior to recordation.	Will be provided	To be provided prior to plat recordation. Conditional Comment.	
3	Plat	Provide an offsite easement recordation prior to recordation.	Will be provided	To be provided prior to plat recordation. Conditional Comment.	
4	Plat	Access easements are private and Utility Easements are public. Separate plat note 9 as two separate plat notes.	Revised as noted	Addressed.	
5	Plat	Provide two separate recorded documents. The public Utility Easement to be reviewed by Development Services.	Will be provided	Addressed.	
6	Plat	Provide larger text size for IH-69 label. Preferably at center of boundary.	Adjusted as noted	Addressed.	
7	Plat	Provide larger text size for CR 52 label.	Adjusted as noted	Addressed.	
8	Plat	North/South collector not shown on Plat. A public hearing amendment process is required to eliminate the north-south collector. An amendment to the Urban Transportation Plan (UTP) will need to be approved prior to plat being placed on Planning Commission agenda.	This process has commenced with hearings being completed by the Planning Commission on 1/6/2021 and was approved.	To be provided prior to plat recordation. Conditional Comment.	
9	Plat	Verify owner authorization for plat signature for all owners.	Verified that he represents all owners	To be updated with title of Successor Trustee as per Deed. Conditional Comment.	
10	Plat	Wastewater Distribution Acreage fee - 4.73 acre x \$1,571.00/acre = \$7,430.83	okay	To be provided prior to plat recordation.	

11	Plat	Water Distribution Acreage fee – 4.73 acres x \$1,439.00/acre = \$6,806.47	okay	To be provided prior to plat recordation.		
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PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	A public hearing amendment process is required to eliminate the north-south collector. Planning and Traffic Engineering staff are currently reviewing an informal request to remove the north-south collector and will advise the engineer of the next steps and required application process.	<i>This process has commenced with hearings being completed by the Planning Commission on 1/6/2021 and was approved.</i>	To be provided prior to plat recordation. Conditional Comment.		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?	Yes			Will be addressed prior to Plat Recordation
Water	Yes (Prior to Plat Recordation, Developer must contact Nueces County Water Control and Improvement District for Water comments).		Okay	Will be addressed prior to Plat Recordation
Fire Hydrants	Yes, prior to plat recordation, fire access lane must be able to withstand the fire apparatus weight of 75,000 lbs; flow must be 1500 gpm and spacing must be 300'.		Okay	Will be addressed prior to Plat Recordation
Wastewater	Yes, prior to plat recordation; the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised and a new Lift Station will be constructed; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master		Okay	Will be addressed prior to Plat Recordation
Manhole	Yes, prior to plat recordation; the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised and a new Lift Station will be constructed; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master		Okay	Will be addressed prior to Plat Recordation
Stormwater	Yes, prior to plat recordation; CR 52 floods as is; the 100 year detention must be evaluated and TxDOT drainage approval is required before City approval; please follow the DRAFT stormwater master plan.		<i>The SWQMP indicates the storm water will go towards TxDOT. TxDOT approval has been provided.</i>	TxDOT drainage approval was received and PI Plans for storm water will be addressed prior to Plat Recordation
Sidewalks	Yes, along the collector street. A sidewalk will not be required along the freeway, see UDC Table 8.2.1.C		Okay	Will be addressed prior to Plat Recordation
Streets	Yes, private streets must be built to City Standards and must be able to withstand the fire apparatus weight of 75,000 lbs.		Okay	Will be addressed at the site development stage.

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	Plat	The Final Plat PC approval is conditional upon approval of the UTP amendment. UTP City Council approval is required prior to plat recordation.	Okay	To be provided prior to plat recordation. Conditional Comment.		
2		Public Improvements Plans are required prior to Final plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval.	Will be provided	Will be addressed prior to Plat Recordation		
3	Plat / SWQMP	The receiving Water note on the Plat and the SWQMP must match; the receiving water note indicated on the Plat is the correct note.	Corrected	Addressed		
4	SWQMP	Use thick dark line work to show the limits of the drainage areas and use multiple arrows to point and to label each Drainage area.	Adjusted	Addressed		
5	Plat & SWQMP	Provide TXDOT issued Driveway permit and drainage approval.	TXDOT approval provided	Addressed		
6	SWQMP	Use the 100 year storm event for detention and indicate that on the Plans; please cloud the revision.	TXDOT approval provided for drainage	Addressed		
7	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Provided	Addressed		
8	Info:	Submit the executed offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com; this coordination with the abutting owner to the south must be done now; provide the outcome of this coordination when you respond to this comment, we don't want the Developer to have a problem acquiring the offsite UE.	Will be provided once final execution with adjacent owner is completed	To be provided prior to plat recordation. Conditional Comment.		
9	Info:	Add the following note "Street lights location map will be provide with each Final Plat."	Added note	Will be addressed prior to Plat Recordation		
10	Info:	See fire department comments below	Okay	Addressed		
11	Info:	See TxDOT comments below.	Okay	Addressed		
12	Info:	See utilities department comments below .	Okay	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	See Nueces County Water Control & Improvement District 3 for water comments.	Coordination with NCWCID #3 has commenced	To be addressed on Public Improvements.		
2	Plat	Wastewater construction is required for platting. Construction must conform to the Collection System Master Plan for the area.	See wastewater and manhole notes from above	Will be addressed prior to Plat Recordation		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	okay	To be addressed on site development.		
2		Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access on IH-69 Southbound Frontage Road	Driveway permit obtained	Addressed		
3		Need to coordinate with TxDOT to see if a Traffic Impact Analysis will be needed and also a right turn lane analysis into the development.	Driveway permit obtained	Addressed		
4		For the first driveway near the entrance ramp, the design needs to meet TxDOT guidelines for spacing from a physical gore.	Driveway permit obtained	Addressed		
5		Need to coordinate with the County for driveway access along CR 52.	Okay	Addressed		

6		Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets.	Okay	To be addressed on Public Improvements.		
7		All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Okay	To be addressed on Public Improvements.		
8		Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Okay	To be addressed on Public Improvements.		
9		Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Okay	To be addressed on Public Improvements.		
10		Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Okay	To be addressed on Public Improvements.		
11		The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Will be supplied with construction plans	To be addressed on Public Improvements.		
12		The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Will be supplied with construction plans	To be addressed on Public Improvements.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Fire hydrant flow requirements for commercial areas require 1,500 GPM at 20 PSI residual.	Okay	To be addressed on Public Improvements.		
2	Info:	Note: a water utility survey will needed to determine if this water demand can be adequately met.	Okay	To be addressed on Public Improvements.		
3	Info:	Fire hydrant located every 300 feet or 100 feet to an FDC if required.	Okay	To be addressed on Public Improvements.		
4	Info:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure	Okay	To be addressed on site development.		
5	Info:	Accessibility: fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Okay	To be addressed on site development.		

6	Info:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Okay	To be addressed on site development.		
7	Info:	Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Okay	To be addressed on site development.		
8	Info:	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 (7925 mm), exclusive of shoulders	Okay	To be addressed on site development.		
9	Info:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Okay	To be addressed on site development.		
10	Info:	Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length	Okay	To be addressed on site development.		
11	Info:	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 with either a 60 ft. "Y", or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' minimum.)	Okay	To be addressed on site development.		
12	Info:	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS		To be addressed on site development.		
13	Info:	D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	Okay	To be addressed on site development.		
14	Info:	D104.2 Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.	Okay	To be addressed on site development.		
15	Info:	Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	Okay	To be addressed on site development.		
16	Info:	IFC 2015 503.1.1 (amendment): 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 thousands (30,000) square feet.	Okay	To be addressed on site development.		
17	Info:	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Okay	To be addressed on site development.		
18	Info:	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30-feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Okay	To be addressed on site development.		
19	Info:	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26-feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Okay	To be addressed on site development.		
20	Info:	In areas where adequate water for fire protection is lacking, the developer can refer to the Public Utility Commission of Texas for a Certificate of Convenience and Necessity (CCN). This form can be given to the WCID#3 to determine if they can supply the adequate water demands required by the City of Corpus Christi Water Distribution Standards. If not, the developer may petition the Public Utilities Commission to obtain necessary water supply from The City of Corpus Christi. If granted, a Memorandum of Understanding shall be required from the City to supply the required water flow demands for the facility.	Okay	To be addressed on Public Improvements.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	Added	Addressed.		
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This plat is located along but not immediately adjacent to any bus stop served by Route 27 Leopard and should not adversely impact any CCRTA Services.	Okay	Addressed.		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following notes to plat sheet 1:	Added	Addressed.		
2	Plat	Any access onto IH-69 shall meet TxDOT Access requirements and shall have TxDOT approval.	Added	Addressed.		
3	Plat	Any storm water discharge to TxDOT right-of-way shall to be reviewed and have TxDOT approval.	Added	Addressed.		
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	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.
Okay