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#: GG/District#1
App Received: 7-28-21 Process for 7-28-21 Deadline
TRC Meeting Date: 8-05-21
TRC Comments Sent Date: 8-09-21
Revisions Received Date (R1): 8-25-21
Staff Response Date (R1): 9-17-21
Revisions Received Date (R2): 9-24-21
Staff Response Date (R2): 9-30-21 (TXDOT)
Revisions Received Date (R3): 9-30-21

Planning Commission Date: 10-13-31 Non Public Notice

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.

Staff Response Date (R3): 10-05-21

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Urban Responses

Project: 21PL1113

NUECES RIVER IRRIGATION PARK, BLOCK 1, LOT 9A & 9B (FINAL – 16.17 ACRES)

Located south of County Road 52 and west of US Highway 77.

Zoned: CG-2 and RM-2

Owner: LD Calallen CCTX, HWY 77, LLC Surveyor/Engineer: Urban Engineering

The applicant proposes to subdivide the property into 2 lots in order to construct an apartment and commercial development.

GIS	GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1		Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood				
2	Plat	Plat title is incorrect. Pls revise plat title to include all Lots being platted.	revision has been made	Resolved.			

LAND	ND DEVELOPMENT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution		
1	Plats	Revise the plat title to match the proposed platted lots.	has been revised	Addressed				
			per udc cited, 15' is					
			acceptable for street					
2	Plat	For Lot 9B change 15'Y.R to 20'Y.R (UDC 4.5.4)	corner	Addressed				
3	Plat	Show and label 15'U.E along both street frontages (UDC 8.2.3.A.2)	has been revised	Not Addressed 15'U.E is not labeled on plat.	has been added	Addressed		
4	Plat	For Lot 9B identify the dash line along US Highway 77.	Has been added	Addressed				
		Prior to plat recordation remove the reference " Preliminary, this						
5	Plats	document shall not be recorded"	Understood	Prior to plat recordation				
		Water Distribution Acreage fee – 16.17 acres x \$1,439.00/acre =						
6	Plat	\$23,268.63	Understood	Prior to plat recordation				
		Wastewater Distribution Acreage fee - 16.17 acre x \$1,571.00/acre =						
7	Plat	\$25,403.07	Understood	Prior to plat recordation				

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

DEVELOPMENT SERVICES ENGINEERING				
Action	Yes			
Public Improvements Required?	Yes	Understo		
Water	Nueces County Water	Understo		
Fire Hydrants	Nueces County Water	Understo		

		The property has been annexed and we
	Nueces County Water, Or	are within a city of Corpus Christi Waste 8-31-21 The Utility plan does not show any Wastewater facilities - what is the developer's
	letter from Nueces	Water Master Plan. Nueces County does plan to manage wastewater? Note that the area lies within the Nueces County Certificate
	County to tie into City of	not provide wastewater service to this of Convenience and Necessity and acknowledgment from the County that the City is to
Wastewater	CC Wastewater	area. provide wastewater services may need to be provided with the public improvement plans. added to utility plan
Manhole	Nueces County	See Above Response See above comment
	With Development Plans	
Stormwater	for TxDOT Approval	Understood 8-31-21 As noted
Sidewalks	Yes	Will Submit waiver request 8-31-21 As noted, letter Waiver request was not received. 9-17-21 Letter waiver request and fee received.
		the only road is CR52 and it is developed.
		The only requirement is R.O.W.
Streets	Yes	dedication. 8-31-21 Addressed

Streets		Yes		The only road is CR52 and it is developed the only requirement is R.O.W. dedication.	8-31-21 Addressed
Refer to UDC So	section 3.8.3.D Waivers if applicable.				
Applicant Resp	oonse on Waiver:		Letter Waiver request and fee received 9-17-21		
DEVELOPMEN	T SERVICES ENGINEERING				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	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				
1 Plat	the property per UDC 8.2.8.B.2	Understood	8-31-21 Addressed		
	Public Improvements Plans are required; submit a .PDF copy of proposed				
	Public Improvements along with a title sheet to				
	Publicimprovments@CCTexas.com for review and approval prior to Final				
2	Plat Recordation, UDC 8.1.3.A	Understood	8-31-21 Addressed		
		North American Vertical			
		Datum of 1988 (NAVD88),			
3 SWQMP		Geoid 12A.	8-31-21 Addressed		
JOVICIVIE	State the horizontal and vertical datum for survey information.		0-31-21 Addressed		
		added note Pre Dev. Is			
		generally Southeast.			
		Arrows are Post Dev. and			
4 6 4 6 4 6	Note if drainage arrows shown are pre- or post- development (if known).				
4 SWQMP	Show both pre development and post development drainage patterns.		8-31-21 Addressed		
5 SWQMP	State Receiving water, and route to outfall	Note has been added	8-31-21 Addressed		
6 SWQMP	Cite the source for Manning's C values and Rainfall Intensity Values	Per City Drainage Master Plan	8-31-21 Addressed		
UTILITIES ENGI	INEERING				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Please contact Nueces County Water Control & Improvement District #3				
1 Plat	for Water comments.	Understood	8-31-21 Addressed		
	Please contact Nueces County Water Control & Improvement District #3				
2 Plat	for Wastewater comments.	Understood	8-31-21 See comment above		
SOLID WASTE					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	No comment.	Understood			
TRAFFIC ENGIN	NEERING				
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
			As mentioned on our original comment, County Road 52 is going through an overlay at the		
	Full Driveway Access will be only granted along CR 52 if driveway is		moment and it will be striped with a two-way-left-turn-lane starting 300 ft back from the		
	located 300' from the intersection of IH 69 and CR 52. There is a		intersection. Lot 9B, as proposed, fronts a dedicated right turn lane. The comments		
	proposed striping project where the in/out left turns will be allowed		provided address the current conditions to minimize conflict points and reduce the risk of		
	after 300' from the intersection. For right in/out driveway, driveway will		crashes and their severity. The UDC provides guidance for corner clearance without turn		
1	need to be located 200 ft away from the intersection since CR 52 is an A-		lanes. However, as Licensed Professional Engineers, we also utilize adopted Federal and		
		lindicates Min specing of	State policies that provide engineering guidance to transportation officials. This includes		
	2. The CR 52 side of LOT 9B is 200ft, therefore, there will not be driveway				
	access on CR 52 side for Lot 9B if that side remains 200 ft. As discussed	200' regardless of whethe	documents provided by the FHWA, AASHTO, and the ITE. Documents regarding access		
	access on CR 52 side for Lot 9B if that side remains 200 ft. As discussed	200' regardless of whethe			Comment Addressed per supplemental Driveway Exhibit which shows a shared driveway

			(Cont.) The AASHTO Green Book states "driveways should not be located within the functional area of an intersection or in the influence of an adjacent driveway. The functional area extends both upstream and downstream from the physical intersection area and includes the longitudinal limits of auxiliary lane." Attached is an exhibit that shows the potential conflict points and increased risk of crashes. Therefore, per our meeting, driveway will need to be 300ft away from the intersection. As requested, I attached a plan set that includes the new CR 52 project, and it shows where the applicant can place a shared driveway at approximately 300 feet from the intersection.		
2 Info:	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) Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. IH 69 Southbound Frontage Road is a TxDOT maintained	Understood			
3 Info:	roadway.	Understood			
FLOODPLAIN					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	No comment.	Understood			
No. Sheet	NT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Stall Resolution
	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
	507.5.1 The residential zoned areas require a fire flow of 750 GPM with 20 PSI residual, hydrant spacing shall be 600 feet. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi	Understood			
3 Info:	residual Fire hydrant every 300 feet and operational.	Understood			
	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.				
5 Info:	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. Oso Parkway is considered an arterial street. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not	Understood			
	more than 100 feet from the nearest fire hydrant connected to an approved water supply. The required fire flow may not be available at this location. 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				
7 Info:	the consent of the current holder of the CCN. 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	Lindorstood			

	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	
9 Info:	fire apparatus access roads are available.	Understood
	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	
10 Info:	imposed load of fire apparatus weighing at least 75,000 pounds.	Understood
	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.	
	Note: An accessible road and a suitable water supply is required before	
11 Info:	going vertical with any structure.	Understood
	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	
12 Info:	maintained.	Understood
	Note: An accessible road and a suitable water supply is required before	
13 Info:	going vertical with any structure.	
	503.2.1 Dimensions. Fire apparatus access roads shall have an	
	unobstructed width of not less than 20 feet, exclusive of shoulders and	
14 Info:	an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood
	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	
15 Info:	feet, exclusive of shoulders.	Understood
	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	
16 Info:	obstruction can seriously affect emergency service response.	Understood
	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	
17 Info:	D103 shall always be maintained.	Understood
17 11110.	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	
18 Info:	intervals.	Understood
	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	
19 Info:	fire apparatus.	Understood
	Table D103.4 Requirements for Dead-end fire apparatus access roads.	
	Turnaround provisions shall be provided with a 96-foot diameter cul-de-	
20 Info:	sac.	Understood
21 Info:	I Frankla and Danisal and an and A Cambia and an artifacturity and artifact	Understood
	Further Development Services review is required.	UTILETSLUUU

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

PARKS					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.	Understood			
DECL	ONIAL TOAR	ACDODTATION ALITHODITY				
		NSPORTATION AUTHORITY	Applicant Despense	Ctoff Decolution	Applicant Despense	Ctoff Decelution
	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	Plat	No comment.	Understood			
NAS-	CORPUS CI	HRISTI				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
		I INTERNATIONAL AIRPORT				
	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
VED.	TRANSMIS					
	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
<u> </u>	Plat	No comment.	Understood		/ tppiidant itesponse	
AEP-	DISTRIBUT	ION				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
TVDC	\					
TXDC			Applicant Decrease	Ctoff Decelution	Applicant Decrease	Ctoff Decelution
NO.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Comment:				
		1)Proposed Lot 9B does not have enough frontage along IH 69 for an		The applicant acknowledge the fact that the corner lot might not be able to get a dedicated		Per LD Addressed: TxDOT-Request note four and five in the surveyors notes be moved to
		individual access. If developer wants corner lot 9B to have an access, it		access due to spacing requirements. The shared access easement be graphically shown on		the general notes section along with an additional note that reads "Access to Lot 9B and
		will need to be a shared access with Lot 9A. A shared access easement		the Plat.		Lot 9A from U.S 77 frontage road shall abide by the shared access easement shown on the
1	Plat	will need to be graphically plotted and dedicated by the plat	Understood		understood	recorded plat visual diagram. No additional access from U.S 77 frontage shall be granted."
	<u> </u>	Transfer de la Grapini de la G				
		Add these notes to the Plat Sheet 1 General Notes:				
		A)Any access to US Hwy 77 (IH 69) Frontage Rd. shall conform to TxDOT				
		Access Management Manual and Road Design Manual. Access to US				
		Hwy 77 (IH 69) Frontage Rd. shall be reviewed and approved by TxDOT.				
		B)Any storm water discharge to State right-of-way shall be reviewed				
2	Plat	and approved by TxDOT.	note have been added	Addressed		
	CES ELECTR		Applicant Dansars	Ctoff Decelution	Appliant Dansara	
INO.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

INFORMATIONAL

1 Plat

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.

No comment.

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

Understood