

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 10-3-19

TRC Comments Sent Date: 10-16-19

Revisions Received Date (R1): 10-23-19

Staff Response Date (R1): 11-4-19 PC Date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 11-13-19

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: 19PL1105

WILDCAT INDUSTRIAL PARK, BLOCK 2, LOT 4, 5, 6 & 7A & 7B (PRELIMINARY – 20.88 ACRES)

Located west of Southern Mineral Road and south of Leopard Street.

Zoned: IL Light Industrial

Owner: Humpal Real Estate, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property to develop Industrial Lots in Block 2.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats. Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	Understood	Correct		
2	Plat	The plat name will be Wildcat Industrial Park, Block 2, Lots 4, 5, 6, & 7. Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D	Plat title has been revised	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Plat title to read, "Preliminary Plat for Wildcat Industrial Park, Block 2, Lots 4, 5, 6, & 7"	Plat title has been revised	Addressed.		
2	Plat	Northeast adjacent lot is platted. Provide legal description and recording information. Show correct boundary at center of north 15' UE. 7.5' on each side.	If you are referring to Lot 8, Block 1. This was replatted as part of Lot 1AR, Block 1, Council Addition as shown on this preliminary plat. If not, please clarify where this is.	Correct, Addressed.		
3	Plat	Correct the 10' UE to a 15' UE as per platted Lot 8.	Correction has been made	Addressed.		
4	Infor:	Waste water Lot/Acreage may be assessed with Final Plat with Waste water service connections.	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 (With Final Plat)	
Water		No
Fire Hydrants	Yes (With Final Plat)	
Wastewater	Yes (With Final Plat)	
Manhole	Yes (With Final Plat)	
Stormwater		No
Sidewalks	Yes (With Final Plat)	
Streets		No

Understood
Understood
Understood
Understood
Understood
Understood
We disagree. Property is zoned industrial, was recently platted and sidewalks have n
Understood

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	New SWQMP states that each lot will have their own retention/detention but they are not shown on plat or SWQMP. Provide this note on the plat.	Note has been added to preliminary plat notes	Addressed.		

2	Plat	FAA Advisory Circular 150_5200-33B. If tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Understood	Will be addressed with PI Plans and prior to Plat recordation.		
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UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required on Final Plat	Understood	Will be addressed with PI Plans and prior to Plat recordation.		
2	Plat	Wastewater construction will be required on Final Plat	Understood. This should depend on location of final plat	Addressed.		

TRAFFIC ENGINEERING

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

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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:	Note:all code reference is based on currently adopted International Fire Code (IFC)2015	Understood	Addressed.		
2	Plat	WATERDISTRIBUTION SYSTEM STANDARDS Fire Hydrant flowLight Mercantile areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.Ifbuilding is required to have a sprinkler system the fire hydrant will need tobe located within 100 ft. of an FDC.	Understood	Addressed.		
		REQUIREDACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	Addressed.		

3	Infor:	503.1.1 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.	Understood	Addressed.		
		The 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.	Understood	Addressed.		
4	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood	Addressed.		
5	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 (7925 mm), exclusive of shoulders	Understood	Addressed.		
6	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 (34	Understood	Addressed.		

7	Infor:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Understood	Addressed.		
8	Infor:	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood	Addressed.		
9	Infor:	D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs (If Installed) security gates to meet current IFC 2015 codes.	Understood	Addressed.		
10	Infor:	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.	Understood	Addressed.		

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1		This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	Understood	Addressed.		
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NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Located approximately 1.3 miles N or Corpus Christi International Airport. May be subject to aircraft noise and overflight. See DS Engineering comment #2.	Understood	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Located approximately 1.3 miles N or Corpus Christi International Airport. May be subject to aircraft noise and overflight. See DS Engineering comment #2.	Understood	Addressed.		

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are several AEP facilities at this location. AEP distribution is requesting easements to be labeled and recorded on the final plat.	Existing and proposed easements have been added per information provide by AEP	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		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**