

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

**TRC Meeting Date: June 11, 2020**

**TRC Comments Sent Date: 6-16-20**

**Revisions Received Date (R1): 6-22-20**

**Staff Response Date (R1): 7-2-20 TRC comments met. PC date set**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: July 22, 2020**

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: 20PL1052**

**PARK PID UNIT 1, BLOCK 1, LOTS 12A & 12B (REPLAT – 2.84 ACRES)**

Located south Bates Street and east of North Padre Island Drive.

**Zoned:** IL Light Industrial

**Owner:** IDV Park PID, LP

**Surveyor:** Hanson Professional Services, Inc.

The applicant proposes to plat the property to subdivide Lot 12 into two industrial lots.

<b>GIS</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Acknowledge	Addressed.		

<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat title, place the subdivision name above the Block and Lot number on both plat pages. Block number first.	Revised per request	Addressed.		
2	Plat	On Temporary Turnaround label, reference the plat note number. (See plat note#).	Revised per request	Addressed.		
3	Plat	Provide square footages for each lot with the lot label.	Revised per request	Addressed.		
4	Plat	Provide document number for the 15' UE.	It's label in the plat, Doc. #2020009556	Addressed.		
5	Plat	Provide copy of recording document (Deed) for owner of Lot 12 and the owner of Lot 12B.		Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No, this item was addressed previously
Water		No, this item was addressed previously
Fire Hydrants		No, this item was addressed previously
Wastewater		No, this item was addressed previously
Manhole		No, this item was addressed previously
Stormwater		No, this item was addressed previously
Sidewalks		No, this item was addressed previously
Streets		No, this item was addressed previously

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. (This item was previously addressed.)	Improvements were made with Vol. 69, Pgs. 244-245.	Addressed.		
2	Plat	No wastewater construction is required for platting.	Acknowledge	Addressed.		

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

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

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARD-Fire Hydrant flow Light Industrial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Acknowledge	Addressed.		
2	Info	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. 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	Acknowledge	To be addressed on Site development.		
3	Info	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	Acknowledge	To be addressed on Site development.		
4	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	Acknowledge	To be addressed on Site development.		
5	Info	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 (34 050 kg).	Acknowledge	To be addressed on Site development.		
6	Info	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 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.	Acknowledge	To be addressed on Site development.		

7	Info	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Acknowledge	To be addressed on Site development.		
8	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.	Acknowledge	To be addressed on Site development.		
9	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.		To be addressed on Site development.		
10	Info	Note: once occupancy classification is determined, further plan review required	Acknowledge	To be addressed on Site development.		

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This Planned Industrial Development is not located along an existing or foreseeably planned CCRTA service route.	Acknowledge	Addressed.		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.9 miles East of CCIA. Aerospace study may be required based upon construction method.	Acknowledge	Addressed.		

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

**AEP-DISTRIBUTION**

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

**TXDOT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Driveway was built with subdivision, Vol. 69, Pgs. 244-245.	Addressed.		

**NUECES ELECTRIC**

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

**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. Development fees were paid on previous plat.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.