

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 7/25/19

TRC Comments Sent Date: 8-19-19

Revisions Received Date (R1): 9-27-19

Staff Response Date (R1): 10-21-19

Revisions Received Date (R2): 12-11-19

Staff Response Date (R2): 12-24-19 TRC comments approved PC date set

Planning Commission Date: 1-8-20

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: **19PL1073**

INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL – 2.997 ACRES)

Located north of Old Brownsville Road and west of Padre Island Drive.

Zoned: **IL Light Industrial**

Owner: **First Assembly of God of Corpus Christi**

Engineer: **Melden & Hunt, Inc.**

The applicant proposes to plat the property to develop an Industrial lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.		Correct.		
2	Plat	Label the complete and correct legal description of the adjacent properties. The preliminary plat is not a legal description.	Applied and shown hereon	In addition to the legal description to the north, add Gugenheim & Cohn Farm Lots. Also the deeds are filed in the Deed Records Nueces County Texas (DRNCT) and the maps are filed in the Map Records Nueces County Texas (MRNCT).	Added	Correct.

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the word "Proposed" for UE dedicated by plat.	Applied and shown hereon	Not addressed. Water line and hydrant construction is not required for platting, but the site development may require hydrants with the water line looped. This Public Improvement for the Building permit requires easements on the plat but can also be obtained later by separate recording if site has not been designed. Update plat and Utility plan.	Updated	Addressed.
2	Plat	Remove "Proposed" for UE's proposed outside platted area. Provide document number of recording. UE outside plat for Wastewater can be one document (metes & bounds) as Industrial Park Drive has not been dedicated.	Applied and shown hereon	To be addressed prior to recording. Required for Public improvements.		
3	Plat	North legal description to be remaining acreage of larger tract.	Applied and shown hereon	Addressed.		
4	Plat	Provide printed of authorized person to sign for owner on owner's certificate.	Applied and shown hereon	Addressed.		

5	Plat	Update the Planning Commission certificate with Nina Nixon-Méndez, F.A.I.C.P. as Secretary.	Applied and shown hereon	Not addressed. New PC Secretary is Al Raymond, III, AIA, CBO	Applied	Not Addressed with current as per Mark-up Addressed
6	Plat	Update the DS Engineering certificate with Gabriel Hinojosa, P.E. as Development Services Engineer.	Applied and shown hereon	Not addressed. New DS Engineer is Ratna Pottumuthu, PE	Applied	Not Addressed with current as per Mark-up Addressed
7	Plat	Water Pro-Rata - 170 LF x \$10.53/LF = \$1,790.10		To be addressed prior to recording.		
8	Plat	Water Distribution System acreage fee – 3.0 acres x \$1,439.00/acre = \$4,317.00		To be addressed prior to recording.		
9	Plat	Wastewater System acreage fee – 3.0 acres x \$1,571.00/acre = \$4,713.00		To be addressed prior to recording.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks		No. SPID has existing sidewalk.
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	Staff Resolution
1	Plat and SWQMP	Add the following note "The detention basin will be maintained by the property owner/s".	Applied and shown hereon	Addressed.		
2	Utility Plan	The proposed 8" Water main located on site must be located in a UE which is free of concrete (asphalt is okay). Also keep in mind the FIRE truck minimum access road width is 20' and 26' at the Fire Hydrants and the pavement must be designed to carry 75,000 PSI; provide and label the UE on the Plat document or submit a separate instrument to ContractsAndAgreements@cctexas.com. Email address for review, approval and processing of easements. Additional Fire Hydrants will be required at Site Development / Building permit stage.	Applied and shown hereon	To be required at Site Development / Building Permit stage		
3	Informational Utility Plan	The proposed location of the unnamed C1 is not functional, a UTP amendment is in order; contact Mr. Mark Orozco to setup a future meeting with the Developer/Owner, the Developer Engineer, Land Development Engineering, Planning and ESI to resolve this matter; this item is required at Site Development / Building permit stage; however, due to the importance and significance of this item, Land Development Engineering and Planning Divisions of Development Services want to start the discussions as early as possible; based on further discussions with Planning Division all Utilities construction along the un-named street maybe different than what is proposed.	Applied and shown hereon	To be required at Site Development / Building Permit stage		
4	Utility Plan	The proposed 8" Water Main must be centered on the 15' UE and the water line can't be placed under concrete (asphalt is okay); this item is required at Site Development / Building permit stage.	Applied and shown hereon	To be required at Site Development / Building Permit stage		
5	SWQMP	Provide SWQMP sheet that include all the necessary information for this plat including: drainage easements, drainage outfall ditch, details for storm water drains, cross section for drainage swale into and out of detention basin, conform to Corpus Christi DRAFT Master Plan and drain detention within 48 hours, this project is located within 10,000 ft of an airport runway; provide all hydrology and hydraulics calculations including profiles and HGL on this SWQMP Plan; this item is required prior to Plat Recordation.	Applied and shown hereon	To be required at Site Development / Building Permit stage		

6		Onsite and offsite Public Improvements Plans are required , submit a pdf copy of the proposed public improvements to PublicImprovements@cctexas.com for review and approval; this item is required at Site Development / Building permit stage.	Applied and shown hereon	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.	Submitted	
7	Utility Plan	The proposed 12" wastewater main isn't acceptable due to maintenance issues; use a combination of gravity mains and private lift stations (grinder pumps); use 8" diameter main for the gravity line.	Applied and shown hereon	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.	Submitted	
8		All offsite Public Water, Wastewater and storm water systems must be located in easements; submit these separate instruments to ContractsAndAgreements@cctexas.com for review, approval and recording; ; this item is required at Site Development / Building permit stage. Updates required for lengthening the offsite Wastewater easement for additional flow line. Private easements are to be recorded by owner with document number shown on plat.	Applied and shown hereon	Easements for installation of the public lines required for plat approval will be shown and labeled on plat. Items not required for platting can be required at Site Development / Building Permit stage by separate instruments. Update Utility plan.	Easements submitted to Contractsandagreements@cctexas.com	Not Addressed: 15' UE's required for all public easements. Addressed.
9	Informational	Utility Installation Request is required from TXDOT for doing work in the right of way on SPID.	Applied and shown hereon	To be addressed prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		
10	Informational	See Utilities comments hereafter.	Applied and shown hereon	Addressed.		
11	Informational / SWQMP	See TXDOT comments if any exists hereafter.	Applied and shown hereon	Addressed.		
12	Informational / SWQMP	See CCIA comments hereafter; dention basin must drain within 48 hours; this project is within 10,000 ft of an airport runway.	Applied and shown hereon	Addressed.		
13	Informational	Deferment agreement application to be sent to ContractsAndAgreements@cctexas.com		To be addressed prior to recordation.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Water construction is required for platting.	Ok	Addressed.		
2	Plat	Wastewater construction is required for platting.	Ok	To be addressed prior to recordation.		

UTILITIES ENGINEERING (STORMWATER)

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

TRAFFIC ENGINEERING

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

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.	Ok	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 STANDARDS Industrial Areas: Light Mercantile areas shall 1,500 GPM with 20 psi residual	Applied and shown hereon	Prior to recordation: Developer's design of public improvements to be considered during public improvement plan submittal, review, approval and acceptance.		

2	Plat	Fire hydrant every 300 feet and operational	Applied and shown hereon	To be required at Site Development / Building Permit stage		
3	Plat	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	Applied and shown hereon	To be required at Site Development / Building Permit stage		
4	Plat	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	Applied and shown hereon	To be required at Site Development / Building Permit stage		
5	Plat	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.	Applied and shown hereon	To be required at Site Development / Building Permit stage		
6	Plat	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.	Applied and shown hereon	To be required at Site Development / Building Permit stage		
7	Plat	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 min 75,000 lb(34 050 kg).	Applied and shown hereon	To be required at Site Development / Building Permit stage		
8	Plat	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	Applied and shown hereon	To be required at Site Development / Building Permit stage		
9	Plat	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. Per IFC 2015, Appendix D, section D103, table D103.4.	Applied and shown hereon	To be required at Site Development / Building Permit stage		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Applied and shown hereon	Addressed.		

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.	Applied and shown hereon	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 1.8 miles E of Corpus Christi International Airport. FAA airspace studies may be required depending on the height of the structure.	Applied and shown hereon	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 1.8 miles E of Corpus Christi International Airport. FAA airspace studies may be required depending on the height of the structure.	Applied and shown hereon	Addressed.		

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Access to meet current State guidelines, requirements, and shall require TxDOT review and approval, at the building permit stage.	Applied and shown hereon	Addressed.		
2		Drainage to meet the current TxDOT Corpus Christi District standards, State guidelines, and requirements. Drainage review and approval by TxDOT is required, at building permit stage.	Applied and shown hereon	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	OK	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.