

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 3-19-20

TRC Comments Sent Date: 3-24-20

Revisions Received Date (R1): 3-26-20

Staff Response Date (R1): 4-20-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 4-29-20

## Urban Engineering Responses: ~~3-25-20~~ 3-26-20

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: 20PL1024

100 SOUTH PADRE BLOCK 1, LOTS 3 AND 4 (FINAL – 5.014 ACRES)

Located west of Enterprize Parkway and south of Bear Lane.

Zoned: IL

Owner: The Devary Durrill Foundation, Inc.

Engineer: Urban Engineering

The applicant proposes to plat the property for a future Industrial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	The legal description is incorrect, correct and revise. (Vol A, Page *53)	Correction has been made	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	For the current plat include Notes # 5, 6 and 8 (except Enterprize Parkway) as shown Vol 69, Page 255	Notes have been added	Addressed		
2	Plat	Remove "CBO" along the signature line for Secretary	Has been corrected	Addressed		
3	Plat	Indicate on the plat the feet street dedication for example label 17.5' Street dedication (Reference Vol 69, Page 255).	Right-of-Way varies dimesion has been added.	Addressed		
4	Plat	Prior to plat recordation remove the reference: "Preliminary, this document shall not be recorded..."	Understood	Addressed		
5	Plat	Wastewater Distribution Acreage fee - 5.01 acre x \$1,571.00/acre = \$7,870.71	Understood	Prior to plat recordation		
6	Plat	Water Distribution Acreage fee - 5.01 acre x \$1,439.00/acre = \$7,209.39	Understood	Prior to plat recordation		

## PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?	Yes		understood	Addressed
Water		No	understood	Addressed
Fire Hydrants		No	understood	Addressed
Wastewater	Yes		understood	Prior to plat recordation
Manhole	Yes		understood	Prior to plat recordation
Stormwater, coordinate with TX DOT	Yes, public system may be required.		understood	Prior to plat recordation
Sidewalks		No	understood	Addressed
Streets		No	understood	Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

#### Applicant Response on Waiver:

#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	understood	Prior to plat recordation		
2		Add the following note "all driveways on Bear Lane shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	Addressed		
3	SWQMP	Indicate the pre-development, the post-development for the fully developed condition for the entire site and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan; coordinate with TX DOT, briefly describe the mitigation for the increase in flows.	Information has been added	Addressed		
4	SWQMP	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	understood	Prior to plat recordation		
5		Provide a copy of TX DOT issued permit for driveways and Drainage.	Will be provided when submitted and approved by TxDOT	Prior to plat recordation		
6	Easement Closure	portion or all document number 2011023254 (15' wide UE) must be closed.	No portion of this easement needs to be closed. The portion that lies within the proposed right-of-way gets absorbed as right-of-way, as rights-of-way are also utility easements. The portion of easement outside of the right-of-way can remain, as there is overlapping easement. There is no need whatsoever to close any portion of the easement as this is how all easements have historically been handled.	Addressed		
7	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	understood	Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	understood	Addressed		
2	Plat	Wastewater construction is required for platting.	understood	Prior to plat recordation		

#### TRAFFIC ENGINEERING

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.	understood	Addressed		
2	Plat	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation.	understood	Informational: Addressed		
3	Plat	Need clarification. Plat states that the location is on the SE corner of Bear Lane and Enterprise Pkwy which is on cover sheet "100 South Padre Block 1, Lots 3 and 4" which match with the vicinity map on cover sheet. However, the next 3 sheets show another location which is the southeast corner of SPID and Bear Ln.	Has been corrected	Addressed		

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: It appears that the wrong site area is shaded on top right corner of the plans. The area should be between S. Enterprise Parkway and SPID (Hwy 358)	Has been corrected	Addressed:Per Traffic Engineering #3		
2	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for light industrial areas require 1,500 GPM with 20 psi residual Fire hydrants are to be located every 300 feet and operational. Note: Future development of site will require further Fire Department review.	understood			

#### 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			

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along but not immediately adjacent to bus stops served by Route: 16 Morgan and should not adversely impact CCRTA Services.	understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2 miles East of CCIA. Airspace studies may be required based upon construction method.	understood			

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Notes to be added to Plat: A) Approved driveway permit required by TxDOT for driveway onto SH 358. B) Storm drainage to meet 100 yr detention capacity. TxDOT review and approval required for any drainage onto SH 358. C) Drainage detention capacity was provided by the developer, additional storm water detention might be needed if a lot exceeds its pro-rate share. TxDOT review and approval required, at building permit stage.	Notes have been added.	Addressed		

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

#### 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