

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 6-25-20

TRC Comments Sent Date: 6-29-20

Revisions Received Date (R1): 7-08-20

Staff Response Date (R1): 7-16-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 8-05-20

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: **20PL1057**

LA COSTA BUSINESS PARK, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 7-9 (FINAL – 11.63 ACRES)

Located east of La Costa Drive and north of Wooldridge Road.

Zoned: IL

Owner: Fox Tree & Landscape Nursery, Inc.

Engineer: Urban Engineering-Victoria

The applicant proposes to plat the property in order to develop an industrial business park.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK			
2	Plat	Please fix line table error (L2 label is incorrect)	Corrected	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the General Notes the receiving water note is missing. Correct and revise.	Corrected	Addressed		
2	Plat	Show and label the centerline dimension and total right-of-way along La Costa Drive.	Corrected	Addressed		
3	Plat	On the Curve Data table change C1 & C2 radius from 10.00' to 20.00'	Radii are existing from a previous plat.	Addressed:As Shown Vol.51 Pages 19-20		
4	Plat	Identify the dashlines along the frontage of La Costa Drive for Block 1, Lot 2 and Block 2, Lot 7	Corrected	Addressed		
5	Plat	Include the square footage for each individual lots.	Corrected	Addressed		

6	Plat	Remove the rear Y.R. setback for Block 1, Lots 1 & 5. (rear setbacks are typically labeled on building review).	Corrected	Addressed		
7	Plat	Add the following note on the plat: Water and Wastewater fees shall be paid prior to recordation of the final plat.	Corrected	Addressed: Comment is removed.		
8	Plat	Water Distribution Acreage fee - 11.63 acre x \$1,439.00/acre = \$16,735.57	OK	Prior to plat recordation		
9	Plat	Wastewater Distribution Acreage fee - 11.63 acre x \$1,571.00/acre = \$18,270.73	OK	Prior to plat recordation		
10	Plat	Water Pro-Rata - 390.00 LF x \$10.53/LF = \$4,106.70	OK	Prior to plat recordation		
11	Plat	Wastewater Pro-Rata -280.00 LF x \$12.18 = \$3,410.40	OK	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Prior to Plat Recordation
Water	Yes		Prior to Plat Recordation
Fire Hydrants	Yes		Prior to Plat Recordation
Wastewater	Yes		Prior to Plat Recordation
Manhole	Yes		Prior to Plat Recordation
Stormwater	Yes		Prior to Plat Recordation
Sidewalks	Yes		Prior to Plat Recordation
Streets	Yes		Prior to Plat Recordation

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
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1	Plat & SWQMP	Add the following Oso Bay Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". TCEQ also categorized the receiving water as "contact recreation" use.	CORRECTED	Addressed		
2		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	OK	Addressed		
3		Add the following note "all driveways on Laplaya Street shall conform to access management standards outlined in Article 7 of the UDC".	CORRECTED	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	OK	Prior to plat recordation		
2	Plat	Wastewater construction is required for platting.	OK	Prior to plat recordation		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	OK			

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Light Industrial Areas shall have 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational.	OK			
2	Informational	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)	OK			
3	Informational	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.	OK			

4	Informational	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.	OK			
5	Informational	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	OK			
6	Informational	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. Note: it appears that this section of La Costa Dr. is unpaved.	OK			
7	Informational	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.	OK			
8	Informational	Note; Further review will be required through Development Services once occupancy classification is determined.	OK			

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

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

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.	OK			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.