

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 1-7-21

TRC Comments Sent Date: 1-11-21

Revisions Received Date (R1): 1-12-21

Staff Response Date (R1): 1-12-21 TRC comments met with 1 Conditional comment

PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-20-21

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: 21PL1004

LA COSTA CENTER UNIT 1, BLOCK 1, LOTS 17-A1, 17-A2, & 17-A-3 (FINAL – 1.35 ACRES)

Located east of South Staples Street and north of Wooldridge Road.

Zoned: IL Light Industrial

Owner: Robert J. Gonzalez

Surveyor: AM Land Surveying

The applicant proposes to plat the property to close an easement per plat and to develop commercial lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat boundary will be checked for closure.	Done	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The easement closure to be approved prior to recordation and will be a Condition on the plat placed on the PC Agenda.	Pending	Not addressed. Conditional comment to be addressed prior to recordation.		
2	Plat	Show easement to be closed in a lighter linetype and dashed. Label with (Vol. 60 Page 78).	Done	Addressed.		
3	Plat	Provide a dimension leader (arrow) to easement with note: "Easement portion to be closed by plat"	Done	Addressed.		
4	Plat	Provide a 5' UE along the west boundary of Lot 17-A3 to complete a 10' easement.	Done	Addressed.		
5	Plat	Verify storm basin plat note as map is indicating Oso Bay Basin.	Corrected	Addressed.		
6	Plat	Remove north arrow from within platted area. Correct north arrow direction on plat at bottom right and on Location map.	Corrected	Addressed.		

10	Plat	Wastewater Distribution Acreage fee - .46 acre (portion) x \$1,571.00/acre = \$722.66		To be addressed prior to recordation.		
11	Plat	Water Distribution Acreage fee – .46 acres (portion) x \$1,439.00/acre = \$661.94		To be addressed prior to recordation.		
12	Plat	Wastewater Pro-Rata – 100 LF x \$12.18/LF = \$1,218.00		To be addressed prior to recordation.		
13	Plat	Water Pro-Rata - 100 LF x \$10.53/LF = \$1,053.00		To be addressed prior to recordation.		

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?	Yes, may be required on Site Development	
Water	Yes (may be required on the Site Development stage, per Development Services Management request); 1,500 gpm is required for commercial use; 3,000 gpm is required for industrial use.	
Fire Hydrants	Yes (may be required on the Site Development stage, per Development Services Management request); 1,500 gpm is required for commercial use; 3,000 gpm is required for industrial use.	
Wastewater		No
Manhole		No
Stormwater	Yes, stormwater PI plans may be required (Storm Water Quality Management Plan (SWQMP) required on the Site Development stage, per Development Services Management request).	
Sidewalks		No. Sidewalks currently exist
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	Infor: PI Plans	Public Improvements Plans will be required at site development; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval. UDC sections 8.1.3, 8.1.4 , 8.2.9	There will be no improvements at this time	To be addressed at Site Development		
2	Plat	Revise the Receiving Water note on the Plat to reference the Oso Bay basin.	Corrected	Addressed.		
3	Infor: SWQMP	Storm Water Quality Management Plan (SWQMP) is required on the site Plan stage, per DS Management.	Was not needed at this time	To be addressed at Site Development		
4	Infor: SWQMP	Provide the hydrology and the hydraulic calculations for the pre and post development and the differential for 5, 25, and 100 year storm events at the Site Plan stage for the Storm Water Quality Management Plan (SWQMP); limit the flows leaving the site to predevelopment for the 100 year flows; Describe your potential mitigations due to increase in storm water flows including possible detention.	Was not needed at this time	To be addressed at Site Development		
5	Plat	Add the following note to the plat "All street signs (including stop signs) and markings on Site Development must be furnished and installed by the Developer and Texas Manual of Traffic Control Devices (TMUTCD) compliant".	Done	Addressed.		
6	Plat	Show all existing utility easements on the plat.	Done	Addressed.		
7	Info:	See fire department comments below		Addressed.		
8	Info:	See below Utilities Department Comments.		Addressed.		
9	Info:	Additional comments may come to you on your next submittal due to the extent of the comments.		Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction may be required for Site Development. The Water Distribution Standards require a minimum of 3,000 gpm at 20 psi residual for industrial areas.	There are three existing fire hydrants adjacent to the property as shown on the survey with utilities	To be addressed at Site Development		
2	Plat	No wastewater construction is required.				

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	Note: Currently, the property is zoned "IL" Light Industrial District. If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 psi residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be enforced at the building permit phase of the project. Fire hydrants are required every 300 linear feet.	There are three existing fire hydrants adjacent to the property as shown on the survey with utilities	To be addressed at Site Development		
2	Site Development	Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to Fire Department Connection (FDC) and hose lay 300 feet from furthest point of structure. Fire hydrants are to be located 100 feet to FDC (if required).		To be addressed at Site Development		
3	Site Development	Fire hydrants are to be located 100 feet to FDC (if required).		To be addressed at Site Development		
4	Site Development	Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)		To be addressed at Site Development		
5	Site Development	Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs		To be addressed at Site Development		
6	Site Development	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 thousand (30,000) square feet.		To be addressed at Site Development		
7	Site Development	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 at 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	No comment.		Addressed.		

NAS-CORPUS CHRISTI						
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	No comment.		Addressed.		

AEP-TRANSMISSION						
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	No comment.		Addressed.		

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