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TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.

*****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: MJO/District 3

App Received: 4-23-21

TRC Meeting Date: 5-27-21

TRC Comments Sent Date: 6-7-21

Revisions Received Date (R1): 6-10-21

Staff Response Date (R1): 6-14-21 **TRC comments met.** **PC date set**

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 6-23-21

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: 21PL1069

PARK P.I.D. UNIT 1, BLOCK 1, LOT 3A (FINAL – 2.23 ACRES)

Located south of Bates Drive 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 add a strip of property to the existing recorded Lot 3.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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1	Plat	The correct Ownership certificate has the three Governing Members. Remove the single Ownership certificate. Make sure the Notary acknowledges and verifies all three Members.	Revised	Addressed.		
2	Plat	Update the PC Chairman with Jeremy Baugh as Chairman.	Revised	Addressed.		
3	Plat	Water Distribution System acreage fee – 0.26 acres x \$1,439.00/acre = \$374.14	Understood	To be addressed prior to plat recordation.		
4	Plat	Waste Water Distribution System acreage fee – 0.26 acres x \$1,571.00/acre = \$408.46	Understood	To be addressed 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?		No, pending response to comments below
Water		No, pending response to comments below
Fire Hydrants		No, pending response to comments below
Wastewater		No, pending response to comments below
Manhole		No, pending response to comments below
Stormwater		Private system
Sidewalks		No, Industrial Development
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	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood	Addressed.		
2	Plat	Plat note 10 - include the Private storm water system as being maintained by the property owner's association.	Storm Water is a private utility that is installed in a private drainage easement which is already included on Note 10	Addressed.		
3	Plat	15-foot Utility Easement at the front of the property is shown as a "Private." The waste water line and gas line in that easement appear to be public. Easement should be a public easement for operation and maintenance of public infrastructure	There is an already recorded private easement and during plat of Unit 1 there is a 15' UE. Missed in the plat.	Addressed.		
4	Supplemental Sheets	These sheet are apparently intended to show locations of utilities installed as part of the overall development. Add a cover sheet with notes to tie these to the proposed plat. Define clearly public vs. private utilities.	City of Corpus Christi has already the record drawings for this subdivision. We only attached the record drawings utilities sheets only for reference. Water and Wastewater are public. Storm is private.	Addressed.		
5	SWQMP	Plated site is over 1 Acre, provide a Storm Water Quality Management Plan per UDC 8.2.8. and Municipal Code 14.1002 and 14.1003.	Per UDC 8.2.8.B this tract is already part of the original SWQMP that was review and approved on Unit 1. Therefore no additional SWQMP is required.	Addressed.		

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6	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	This is a plat and that is not a plat requirement to me be written in a note. SWPPP are required during construction.	Addressed.		
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UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Public Water Utilities must be in a utility easement (Water Distribution Standards, Section III, Par E). It is preferred that the entire private street become a	No, there are is already water and waste water per attached utility plan that are part of the record drawings that the city has.	Addressed.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards). Public Wastewater Utilities must be in a utility easement (Wastewater Collection System Standards, Section II, Par E). It is preferred that the entire private street	No, there are is already water and waste water per attached utility plan that are part of the record drawings that the city has.	Addressed.		

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 (UDC 7.1.7)	This a private road/street and UDC 7.1.7 will not apply on this case.	Addressed.		

FLOODPLAIN

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

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FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	At this stage, no fire comments necessary.	N/A	Addressed.		
2	Plat	Commercial development of the property will require further Development Services review.	Understood	Addressed.		

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 final replat is not located along an existing or foreseeably planned CCRTA service route.	Understood	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						
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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.