

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#: GG/District #1
App Received: 2-09-21 Process for 2-24-21 Deadline
TRC Meeting Date: 3-02-21
TRC Comments Sent Date: 3-08-21
Revisions Received Date (R1): 7-21-21
Staff Response Date (R1): 7-23-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 8-18-21 ~~8-04-21~~ Non Public Notice Plat

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: 21PL1015

PRELIMINARY PLAT OF PIN OAK TERMINAL TRACT (PRELIMINARY – 227.22 ACRES)
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.

Zoned: IL/SP

Owner: Agua Nueva Rail, LLC
Surveyor/Engineer: Urban Engineering **URBAN ENGINEERING 7/21/2021**

The applicant proposes to preliminary plat the property for future industrial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on Preliminary Plats.	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Phased development: Provide phase boundaries, phase number, phasing schedule, number of acres in each phase, and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing)	Phase lines and note have been added.	Addressed		

2	Plat	Add the following “Yard Requirement” standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	Note has been added	Addressed		
3	Plat	On the plat identify existing Zoning designation boundaries.	Zoning boundaries have been added as well as a note for the subject property.	Addressed		
4	Plat	Show and label 20' Y.R along Hopkins Road (UDC 4.6.3)	Has been added	Addressed		
5	Plat	Show and label the centerline dimension of Hopkins Road to UTP Aerial street Hwy 44.	We are not showing centerline for Hopkins Road, reason being we are only dedicating one half of right of way	Understood. Addressed		
6	Plat	Per Engineering, preliminary plats not assessed Development Fees.	Understood			

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, for final plat		Understood
Water	Yes, for final plat		Understood
Fire Hydrants	Yes, for final plat		Understood
Wastewater	Yes, for final plat		Understood
Manhole	Yes, for final plat, depending on utility plan		Understood
Stormwater		No, depending on Storm Water Plan	Understood
Sidewalks		Yes	A sidewalk waiver will need to be submitted at the Final Plat stage.
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		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			
2	Plat	Provide Public Improvement plans for Final Plat	Understood			

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood			
2	Plat	Wastewater construction will be required at Final Plat (UDC 1.2.1.D & 8.2.7; Collection System Standards).	Understood			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood			
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. Applicant will need to coordinate with TxDOT for Driveway access on Agnes St (SH 44)	Understood			

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	Infor:	Purpose: Future Industrial Development Note: This plat will be considered as Heavy Industrial (IH) The minimum water flow requirements for heavy industrial areas is 3,000 GPM with 20 PSI residual. This is dependent upon the fire flow requirements for the largest tank on site and the commodity stored. Fire flow capability will require a water utility survey or other means such as tank water to supply the required fire flow.	Understood			

2	Infor:	Coordination and plan reviews for firefighting capabilities shall be submitted to the Fire Marshal's Office and should include the following: Fire protection and design, extinguishing methods, exposure protection, compliance requirements and a worst-case emergency event that could occur at the site.	Understood			
3	Infor:	Development of storage tank fire preplans for each tank, developing operation procedures, procedures for inspections, testing and maintenance of the fire protection system and the commissioning of the fire protection system. Witten response guidelines to ensure the Fire Marshal that careful planning and consideration has been taken for the protection of lives and property.	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	Infor:	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	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	No comment.	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	Add the following Notes to page 1 of Plat: 1)Access to this property shall be from Hopkins Road, any additional access to SH 44 shall have TxDOT approval. 2)Any discharge through State right-of-way shall be reviewed and have 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. No comment.

Understood