

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 #3
App Received: 2-11-21 Process for 3-24-21 Deadline
TRC Meeting Date: 4-01-21
TRC Comments Sent Date: 4-05-21
Revisions Received Date (R1): 8-04-21
Staff Response Date (R1): 8-13-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 9-01-21 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: 21PL1025

INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL – 2.997 ACRES)
Located west of Old Brownsville Road and south of Padre Island Drive.

Zoned: IL

Owner: Manok Investments, LTD
Surveyor/Engineer:Melden & Hunt Inc

The applicant proposes to the plat the property in order to obtain a building permit for Industrial use.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	OK			
2	Plat	Please remove duplicate legal description SW of platted area. (UDC 8.2)	WE'VE UPDATED THE OWNERSHIP	Resolved.		
3	Plat	Revise SE adjacent lot document number on utility plan. (TSPS Manual of Practice Category 1B, 4.H)	DONE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description under the plat title to read: "Being a 2.997 acres out of..."	DONE	Addressed		
2	Plat	On the owners certificate block; underneath Alicia Rodriguez remove only the address information and label her signature title.	DONE	Addressed		
3	Plat	On the Planning Commission certificate block change "Carl Crull, P.E." with Jeremy Baugh"	DONE	Addressed		
4	Plat	On the Engineering certificate block change "Pablo Martinez P.E." to " "Brett Flint, P.E."	DONE	Addressed		
5	Plat	Prior to plat recordation show and label private 7.5' U.E Doc No.	DONE	Addressed		
6	Plat	Water Distribution System acreage fee – 3.0 acres x \$1,439.00/acre = \$4,317.00	OWNER WILL PAY	Prior to plat recordation		
7	Plat	Wastewater System acreage fee – 3.0 acres x \$1,571.00/acre = \$4,713.00	OWNER WILL PAY	Prior to plat recordation		

8	Plat	Water Pro-Rata - 170 LF x \$10.53/LF = \$1,790.10	OWNER WILL PAY	Prior to plat recordation		
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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, for final plat	
Water	Yes, for final plat	
Fire Hydrants	Yes, for final plat	
Wastewater	Yes, for final plat	
Manhole	Yes, as required	
Stormwater	Yes, for final plat	
Sidewalks		No, existing sidewalks
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	OK	Addressed		
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	SENT 4/21/2021	Addressed		
3	Plat	Access and drainage into the TxDOT Right-of-Way on South Padre Island Drive will require review and approval by TxDOT. Provide a copy of the TxDOT approval to the City of Corpus Christi, Development Services.	SENT 4/21/2021	Addressed		
4	Utility Plan	Notes and text on the plan at the property frontage on Padre Island Drive are overlapping and unreadable. Please provide a second sheet or inset enlargement of this area.	DONE	Addressed		
5	Utility Plan	If a Reimbursement Agreement is requested, this agreement must be complete and approved by City Council prior to the start of Construction.	N/A	Addressed		
6	SWQMP	Provide a drainage plan showing contours, elevations and existing and proposed drainage flow direction, include offsite contributions.	SEE SHEET 13	Addressed		
7	SWQMP	Provide locations and cross sections of proposed Detention ponds and show flow direction to the ponds and to the TxDOT outfall. (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	SEE SHEET 13	Addressed		
8	SWQMP	Provide anticipated flows at the Proposed outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	SEE SHEET 13	Addressed		

UTILITIES ENGINEERING						
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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). Fire Hydrants must be placed at a maximum of 300' on center along street rights of way (Water Distribution Standards, Section IV C, Par 3).	Can these be escrowed in order to record plat & obtain bldg. permit (and construct at same time)?	A deferment agreement may be requested. Agreement requires approved Public Improvement Plans, A cost estimate for the work, and and financial security acceptable to the City in the Amount of the estimated cost plus ten percent. For deferment Agreement questions and requests contact: contractsandagreements@cctexas.com		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	Can these be escrowed in order to record plat & obtain bldg. permit (and construct at same time)?	A deferment agreement may be requested. Agreement requires approved Public Improvement Plans, A cost estimate for the work, and and financial security acceptable to the City in the Amount of the estimated cost plus ten percent. For deferment Agreement questions and requests contact: contractsandagreements@cctexas.com		

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	OK			
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. Developer will need to review if utility taps are inside	OK			
3	Infor:	TxDOT Right-of-Way, if they are, they will need to do an Installation Utility Request (UIR) with TxDOT. Contact City Traffic Engineering for UIR at ROWManagement@cctexas.com	N/A - WATER TAPS ARE IN AN EASEMENT, NOT IN R.O.W.			

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	Infor:	Water Distribution Standards Note: 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 resolved at the Development Service or Building phase of the project.	OK			
2	Infor:	507.15.1 (amendment) where required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	OK			
3	Infor:	Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	OK			

4	Infor:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	OK			
5	Infor:	Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.	OK			
6	Infor:	503.1.1 (amendment) 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. 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.	OK			
7	Infor:	During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	OK			
8	Infor:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	OK			
9	Infor:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	OK			
10	Infor:	Note: A drivable surface capable of meeting conditions 3310.1 and D102.1 will need to be in place prior to going vertical with any structure.	OK			
11	Infor:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OK			
12	Infor:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	OK			

13	Infor:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	OK			
14	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	OK			
15	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. Commercial development of the property will require further Development Services review.	OK			

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

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

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.	N/A			

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Add Notes on Plat Sheet 1; 1)No additional access onto SH 358. Access location to SH 358 will be as graphically shown on this Plat. 2)Any storm drainage discharge to State of Texas right-of-way shall be reviewed and approved by TxDOT.	DONE	Addressed		
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NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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.