

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#: 1  
App Received: 5/5/2021  
TRC Meeting Date: 5/27/2021  
TRC Comments Sent Date: 5/28/2021 (due to holiday)  
Revisions Received Date (R1): 06/08/2021  
Staff Response Date (R1): 06/18/2021  
Revisions Received Date (R2): 09/01/2021  
Staff Response Date (R2): 09/03/2021  
Planning Commission Date: 09/15/2021

Urban Engineering Responses 8/16/2021

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: 21PL1064

Final Plat - Wildcat Industrial Park, Block 2, Lot 4 (4.26 ac out of Sec. 8, Range V, HL Kinney Sectionalized Lands)  
Located north of Roughneck Road and east of Cathead Road

Zoned: IL

Owner: HUMPAL REAL ESTATE LTD  
Surveyor: URBAN ENGINEERING, by Xavier Galvan

The applicant proposes to plat the property in order to obtain a building permit for commercial development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat Closes to Acceptable Standards (TSPS Manual of Practice, Appendix A, Survey Tolerances)	Understood	No further comments will be necessary		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Sheet 2 - plat map appears to show incorrect land area calculation; 4.26 ac is 185,565.6 sf, not 185,439 sf	Please See attached closure	Response rec'd 6.3.2021 - No further comments will be necessary.		
2	Plat	Title block should include "An Addition to the City of Corpus Christi, Nueces County, Texas" following new legal description.	This is not a platting requirement.	Response rec'd 6.3.2021 - No further comments will be necessary.		

3	Plat	Commercial or etc. Water Acreage Distribution Fees, 4.26 ac @ \$1439.00 per ac, \$6130.14 -- Distribution lines to be installed by developer	Understood	Response rec'd 6.3.2021 - No further comments will be necessary.		
4	Plat	Commercial or etc. Wastewater Acreage Fees, 4.26 ac @ \$1571.00 per ac, \$6692.46 -- Distribution lines to be installed by developer	Understood	Response rec'd 6.3.2021 - No further comments will be necessary.		
		<b>**End of LAND DEV comments**</b>		<b>**End of LAND DEV comments**</b>		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Response	Understood			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	
Public Improvements Required?	Yes	Understood
Water	Yes	Understood
Fire Hydrants	Per Fire Code	Understood
Wastewater	Yes, or confirmation that an on site system will be used.	septic system will be installed
Manhole	Per design needs	see above
Stormwater	Yes	existing storm system exists
Sidewalks		Understood
Streets		Understood

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	Understood	No further comments will be necessary		
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	Understood	No further comments will be necessary		
3	Utility	Show and label existing gas line that parallels the water line.	Has been added and labeled	No further comments will be necessary		
4	Utility	Add a note to identify how waste water will be managed.	Added Note to Utility Plan	No further comments will be necessary		
5	SWQMP	Add sheet note that development on the site will conform with the approved drainage plan for the area.	The Existing SWQMP has a note that Provides requested information already. We previously provided and will provide again the previously approved drainage plan for Over-All Development.	No further comments will be necessary		



7	SWQMP	Include in the statement that the project conforms with the Current Storm Water Master Plan and include the land use assumptions shown on the Master Plan and the proposed land	Added Note regarding conformance with Master Plan. Land use assumptions are not part of the current Master plan and property is Zoned Industrial.	No further comments will be necessary		
8	SWQMP	Identify the Manning's "C" coefficients used in the runoff calculations, and the source for the rainfall intensity values used. Identify the current and proposed land use.	"C" values are provided and Rainfall Intensities are per current Master Plan.	No further comments will be necessary		
9	SWQMP	SWQMP includes a reference to the attached previously approved document - provide the previously approved document.	Ok	No further comments will be necessary		
10	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	Ok, but fail to see a Purpose to this, Just more stuff.	No further comments will be necessary		

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). Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water	Understood	No further comments will be necessary		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	Understood	No further comments will be necessary		

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)	Understood	No further comments will be necessary		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Response	Understood			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual 507.5.1 (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	Understood	No further comments will be necessary		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Responded - No Comment	Understood			

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



1	Plat	No Response	Understood			
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REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Response	Understood			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.8 miles North of CCIA. Will require aeronautical study based on type and method of construction. Will be subject to overflight noise of landing and takeoff.	Understood	May be subject to overflight noise. Will require an aeronautical study based on construction methods. Recommend that	Note has been added per correspondence with Robert Gladden.	Completed

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Responded - No Comment	Understood			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Responded - No Comment	Understood			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Responded - No Comment	Understood			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Response	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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.  
Understood