

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 6/27/19  
TRC Comments Sent Date: 7-10-19  
Revisions Received Date (R1): 7-24-19  
Staff Response Date (R1): 8-1-19  
Revisions Received Date (R2): 8-5-19  
Staff Response Date (R2): 8-9-19  
Planning Commission Date: 8-21-19

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: 19PL1066

SARATOGA INUSTRIAL PARK SUBDIVISION (FINAL – 23.13 ACRES)  
Located west of SH 286 (Crosstown Expwy) and south of Saratoga Boulevard.

Zoned: IL- Light Industrial

Owner: Ricarda Valencia and Silverio Valencio  
Engineer: Mustang Engineering and Surveying

The applicant proposes to plat the property to develop an Industrial Park.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	n/a	Correct.		

2	Plat	Saratoga Blvd. is an A3 130' arterial right of way requiring additional street dedication.	5' right of way dedication added to plat	Correct.		
3	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 30' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances. The intersection Golden State Dr. at Saratoga Blvd. requires corner radii.	30' radii added to Golden State Drive at Saratoga Boulevard.	Correct.		
4	Plat	Provide a north arrow on the location map.	North arrow added.	Correct.		
5	Plat	The properties owned by South Texas Rainbow LMTD. and Gardendale Investment Corp. are out of Bohemian Colony Lands, Section 14, Lot 8, correct and revise.	legal description corrected.	Correct.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct the Notary certificate with the correct ownership of property.	notary certificate corrected.	Addressed.		
2	Plat	For UE, use leader arrows near dimension label to show that the UE is separate from EE and DE, and not overlapping.	UE separated from EE and DE's.	Addressed.		
3	Plat	Remove EE on Blk. 2 Lots 2 & 3 due to existing 15' UE by separate instrument.	EE removed.	Addressed.		
4	Plat	Block 1 and Block 3 rear UE to be 15', except where parallel to DE, where a 10' UE is allowed.	UE dimensions corrected as requested.	Addressed.		

5	Plat	Label easement on Blk 2, Lot 2 & 3. with Document number. Remove the EE.	EE removed and document # added.	Addressed.		
6	Plat	On Block 3 & 4, move the 15' UE parallel with 5' EE along the frontages.	EE and UE areas separated as requested.	Addressed.		
7	Plat	Provide a 10' UE parallel to the 30' DE on Block 1, 2, 3 &4 on each side of the drainage easement.	10' UE added.	Addressed.		
8	Infor:	IL Zoning Districts minimum YR is 20'	YR changed to 20'	Addressed.		
9	Plat	Water Distribution System acreage fee – 23.13 acres x \$1,439.00/acre = <b>\$33,284.07</b>	informational item.	Prior to recordation		
10	Plat	Wastewater System acreage fee –23.13 acres x \$1,571.00/acre = <b>\$36,337.23</b>	informational item.	Prior to recordation		
11	Plat	Water Pro-Rata - 724.58 LF x \$10.53/LF = <b>\$7,629.83</b>	informational item.	Prior to recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, per MASTER plan coordinate with Utility Department	
Fire Hydrants	Yes, coordinate with Utility Department	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

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	vPlat and SWQMP	Add the following note to the Plat and the SWQMP "All ditches will be maintained by the H.O.A."	See Note #6 on plat.	Not Addressed on the SWQMP.	Added as Note #12 on the SWQMP.	Addressed.
2	Plat, Utility Plan and SWQMP	DE and UE can't be overlapping at the back property line.	DE and UE separated.	Addressed.		
3	Plat and SWQMP	The receiving water note must match on the plat and the SWQMP; use the note indicated on the SWQMP.	Receiving water note corrected.	Addressed.		
4	Utility Plan	No 8" Water line exists on Saratoga, you are connecting to a 6" Water line, the proposed zoning is IL, the required flow for the Fire Hydrants is 3000gpm and 20 PSI residual pressure; please revise as necessary to meet the requirement.	Fire flow requirements will be addressed in the public improvement plans. Connection to grid main on north side of Saratoga will be necessary. Maps do not provide any detail on grid mains. Information must be acquired through the utility departments.	Prior to Plat Recordation		
5	Utility Plan	Indicate the type of each existing and proposed utilities;	Utility plan has been updated.	Prior to Plat Recordation		

6	SWQMP	This project is located within 10,000' from the nearest airport runway (see comment number 3 of the corpus Christi International Airport), all detention basins must drian within 48 hours; all proposed ditches are detaining stormwater and no outfalls are incorporated; please revise as necessary.	Detention system is designed to drain out within 48 hours. Point of outfall is according to the Draft Storm Water Master Plan.	Not addressed: Please indicate on the SWQMP the following "Detention system is designed to drain out within 48 hours."	Added as Note #13 on the SWQMP.	Addressed.
7	Informational	See TXDOT comments hereafter				
8	Informational	See Corpus Christi International Airport comments hereafter				

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.		Prior to recordation		
2	Plat	Wastewater construction is required for platting.		Prior to recordation		

UTILITIES ENGINEERING (STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

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	Infor:	Light or Heavy Industrial areas: 3,000 GPM with 20 psi residual. Fire hydrant every 300 feet apart.	<b>To be addressed in construction plans</b>	Prior to recordation		
2	Infor:	To meet currently adopted 2015 IFC and IBC requirements.	To be addressed in construction plans	To be required at Site Development / Building Permit stage		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. on the west side of lot 1 and lot 2, blk 2	10' UE added.	Not addressed. Needs label on Lot 2.	10' UE label added to west side of Lot 2, Block 2	Addressed.

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	See Note #8 on plat.	Addressed.		

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.	informational item	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 0.8 miles WNW of NALF Cabaniss. Site is between APZ 2 for runways 13-31 and 17-35.	informational item.	Addressed.		

2	Plat	Coordination with NAS-CC required due to potential changes to the APZs of runway 13-31 and 17-35.	proposed use is light industrial.	Addressed. AICUZ boundaries are not required to be shown on Plat.		
3	Plat	Drainage ditches need to be designed and maintained to drain within 48 hours of a rain event and to discourage wildlife use.	Detention is designed to drain out within 48 hours	Not addressed: Please indicate on the SWQMP the following "Detention system is designed to drain out within 48 hours."	Added as Note #13 on the SWQMP.	Addressed.
4	Plat	The site will have aircraft overflight and noise issues.	proposed use is light industrial.	Addressed.		
5	Plat	Federal Aviation Administration height restrictions are applicable both during construction and for final developed height of structures.	Proposed structures will be less than 30 feet in height.	To be required at Site Development / Building Permit stage		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located approximately 0.8 miles WNW of NALF Cabaniss. Site is between APZ 2 for runways 13-31 and 17-35.	informational item.	Addressed.		
2	Plat	Coordination with NAS-CC required due to potential changes to the APZs of runway 13-31 and 17-35.	proposed use is light industrial.	Addressed. AICUZ boundaries are not required to be shown on Plat.		
3	Plat	Drainage ditches need to be designed and maintained to drain within 48 hours of a rain event and to discourage wildlife use.	Detention is designed to drain out within 48 hours	Not addressed: Please indicate on the SWQMP the following "Detention system is designed to drain out within 48 hours."	Added as Note #13 on the SWQMP.	Addressed.
4	Plat	The site will have aircraft overflight and noise issues.	proposed use is light industrial.	Addressed.		

5	Plat	Federal Aviation Administration height restrictions are applicable both during construction and for final developed height of structures.	Proposed structures will be less than 30 feet in height.	To be required at Site Development / Building Permit stage		
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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	Provide a Note on Plat: “All subdivision access to meet current TxDOT access guidelines and approval.”	See Note #7 on plat.	Addressed.		
2	Plat	Provide a Note on Plat: “No additional Access onto SH 357 (Saratoga Blvd), except as depicted per this Plat.”	See Note #9 on plat.	Addressed.		
3	Plat	Provide a Note on Plat:” No direct surface runoff to State of Texas right-of-way allowed.”	See Note #10 on plat.	Addressed.		
4	Utility Plan	TxDOT Access/Driveway Permit required for any access onto SH 357 (Saratoga Blvd).	Executed permit will be provided with construction plans	Prior to recordation		
5	SWQMP	TxDOT Drainage approval required for drainage.	See #4 above	Prior to recordation		
6	SWQMP	No direct un-metered surface drainage allowed onto SH 357 (Saratoga Blvd).	See #4 above	Prior to recordation		



7	SWQMP	Provide profile of drainage with HGL for a	will be provided with construction plans	Prior to recordation		
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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.