

Ordinance amending the Unified Development Code to provide Conditional Acceptance requirements by revising section 8.1.11 – Requirements for Plat Recordation; subsections 8.1.11.A - Traffic Engineering Department acceptance requirements, 8.1.11.B – Water Department acceptance requirements, 8.1.11.C – Wastewater Department acceptance requirements, 8.1.11.D Storm Water Department acceptance requirements, 8.1.11.E Street Department acceptance requirements; section 8.1.12 Technical Requirements for Final Acceptance; subsections 8.1.12.A Traffic Engineering Department acceptance requirements, 8.1.12.B Water Department acceptance requirements, 8.1.12.C Wastewater Department acceptance requirements, 8.1.12.D Storm Water Department acceptance requirements, and 8.1.12.E Street Department acceptance requirements.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City's Unified Development Code ("UDC");

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 9, 2014, during a meeting of the Planning Commission, and on Tuesday, April 29, 2014, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment to the UDC would best serve the public's health, necessity, and convenience and the general welfare of the City and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Article 8, Section 8.1.11 of the UDC, entitled "Requirements for Plat Recordation Prior to Final Acceptance of Infrastructure Improvements Based on Technical Compliance," is amended by revising to read as follows:

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Section 8.1. General Provisions

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“8.1.11 Requirements for Plat Recordation Prior to Final Acceptance of Infrastructure Improvements Based on Technical Compliance

A plat may be recorded prior to completion of all required infrastructure if the following improvements are completed in accordance with approved construction plans, specifications and City of Corpus Christi engineering design standards as determined by the Assistant City Manager:

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SECTION 2. Article 8, Section 8.1.11, subsection(s) 8.1.11.A, 8.1.11.B, 8.1.11.C, 8.1.11.D, and 8.1.11.E of the UDC are amended by revising the text to read as follows:

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Section 8.1. General Provisions

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“8.1.11.A. Traffic ~~Engineering Department~~ Control acceptance requirements.

1. All traffic control devices and signs shall be successfully installed. ~~per project specifications and approved subdivision construction plans, including:~~

- a. Sign pipe support material, placement, height, and mounting base are installed. ~~accordance with approved plans and specifications.~~
- b. Sign foundations are in place, and at proper elevation.
- c. Markers/barricades are in place on dead end streets.
- d. Installation of regulatory signs is complete.

8.1.11.B. Water Department system acceptance requirements:

1. All water mains shall be installed ~~in accordance with the approved subdivision construction plans and specifications.~~
2. Waterline valves shall be installed. The valves shall be operated by the contractor as required by the City during the hydrostatic test process and the bacteriological test process.
3. Fire hydrants shall be installed ~~at the proper grade and operational.~~
4. Hydrostatic testing of waterlines shall have been performed by the contractor and observed and approved by the ~~Water Department~~ designated City of Corpus Christi inspector.
5. New water lines shall have been flushed and bacteriological testing shall have been successfully completed and approved. ~~by the Water Department.~~
6. All connections to the existing water distribution system shall be complete and approved ~~by the Water Department.~~
7. ~~“Conditional Acceptance” shall have been issued by the Water Department for release to the developers designated representative. (Recommend deletions of this sentence. The requirements have already been met in sentences 1 through 6 and a letter should not be required for acceptance. We can still prepare the letter if required.)~~

8.1.11.C. Wastewater Department System acceptance requirements

1. Fiberglass manhole materials and installation shall be completed ~~in accordance with the approved plans and specifications~~ for the subdivision project, including manhole dimensions, manhole location, sealing of wall penetrations, excavation backfill up to the top of the roadway base, invert mortar placement, protective coating application, hydrostatic/pressure testing, and approval of product submittals.

2. Wastewater line materials and installation shall be completed in accordance with the approved plans and specifications for the subdivision project, including completion and approval of vacuum or hydrostatic/pressure testing, closed-circuit televised inspection and documentation, backfilling of all trenches, approval of project product submittals.

3. All service connections shall be successfully completed, including proper connection, location, and markings. ~~materials and installation shall be in accordance with the approved plans and specifications for the subdivision project, including proper connection, location, and marking.~~

4. Permanent access will be available to wastewater facilities such as lift stations, etc. ~~in accordance with approved construction plans and specifications.~~

5. ~~“Conditional Acceptance” shall have been issued by the Wastewater Department for release to the developer’s designated representative.~~

8.1.11.D. Storm Water Department System acceptance requirements:

1. Manhole material and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision,~~ including size, location, sealing of wall penetrations, backfill up to top of roadway base, and debris removal.

2. Inlet materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision,~~ including size, location, sealing of wall penetrations, backfill up to top of roadway base, and debris removal.

3. Storm water line installation ~~materials and installation shall be completed in accordance with the approved plans and specifications for the subdivision project,~~ including completion and approval by either visual inspection and/or closed-circuit televised inspection and documentation, backfilling of all trenches, and approval of project submittals.

4. Permanent access will be available to storm water facilities. ~~in accordance with approved construction plans and specifications.~~

5. ~~“Conditional Acceptance” shall have been issued by the Storm Water Department for release to the developer’s designated representative. (Recommend deletion of this paragraph. Paragraphs 1 through 4 cover the requirements. No need to have a separate approval document.)~~

8.1.11.E. Street Department Construction acceptance requirements:

Roadway base materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision project~~, including finished base material elevations, seal coat, compactions requirements and test reports.

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SECTION 3. Article 8, Section 8.1.12 of the UDC, entitled “Technical Requirements for Final Acceptance of Infrastructure Improvements,” is amended by revising to read as follows:

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“8.1 General Provisions

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“8.1.12 Technical Requirements for Final Acceptance of Infrastructure Improvements

The following improvements are required to be completed in accordance with approved plans, specifications and City of Corpus Christi design standards as determined by the Assistant City Manager of Development Services in connection with any ~~plat filed of record~~ recorded plat:

SECTION 4. Article 8, Section 8.1.12, subsection(s) 8.1.12.A, 8.1.12.B, 8.1.12.C, 8.1.12.D, and 8.1.12.E of the UDC are amended by revising the text to read as follows:

8.1.12.A. Traffic Engineering ~~Department~~ acceptance requirements:

1. All traffic control devices and signs shall be successfully installed. ~~per project specifications and approved subdivision construction plans, including:~~

a. Sign pipe support material, placement, height, and mounting base are ~~in accordance with approved plans and specifications.~~ successfully installed.

b. Sign foundations are in place, and at proper elevation.

c. Markers/barricades are in place on dead end streets.

d. ~~Street Department~~ Installation of regulatory signs is complete.

- e. Temporary barricades are removed.
- f. ~~Street name signs assembly materials and installation are in accordance with approved plans and specifications.~~ are successfully installed.

8.1.12.B. Water Department System acceptance requirements:

1. All water mains shall be successfully installed. ~~in accordance with the approved subdivision construction plans and specifications.~~
2. Waterline valves shall be installed. The valves shall be operated by the contractor as required by the City during the hydrostatic test process and the bacteriological test process.
3. Fire hydrants shall be installed at the proper grade and location, and breakaway flanges approved.
4. Hydrostatic testing of waterlines shall have been ~~performed by the contractor and observed and approved by the Water Department.~~ successfully completed.
5. New water lines shall have been flushed and bacteriological testing shall have been successfully completed. ~~and approved by the Water Department.~~
6. ~~All connections to the existing water distribution system shall be completed and approved by the Water Department.~~ All connections to the existing water distribution system shall be successfully completed.
7. All valve boxes shall have been installed to proper grade and operating nuts shall be visible and accessible.
8. Water service lines shall be at proper grade and properly marked for location.
9. ~~“Complete Acceptance” shall have been issued by the Water Department for release to the developer’s designated representative.~~

8.1.12.C. Wastewater Department System acceptance requirements:

1. Fiberglass Manhole materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision project,~~ including manhole dimensions, manhole location, sealing of all wall penetrations, excavation backfill up to top of roadway base, invert mortar placement, protective-coating application, hydrostatic testing, and approval of product submittals. Manhole rings and covers shall be installed to grade, concrete collar and inflow inhibitor installed, protective coating applied to concrete collar interiors, and all debris removed.

2. Wastewater line materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision project~~, including completion and approval of vacuum or hydrostatic/pressure testing, closed circuit televised inspection and documentation, backfilling of all trenches, and approval of project submittals.
3. All service connection materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision project~~, including proper connection, location, and marking.
4. Permanent access will be available to wastewater facilities such as lift stations, etc. ~~in accordance with approved construction plans.~~
5. ~~“Complete Acceptance” shall have been issued by the Wastewater Department for release to the developer’s designated representative.~~

8.1.12.D. Storm Water Department System acceptance requirements:

1. Manhole materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision~~, including size, location, sealing of wall penetrations, backfill up to top of roadway base, and debris removal.
2. Inlet materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision~~, including size, location, sealing of wall penetrations, backfill up to top of roadway base, and debris removal.
3. Rings and covers shall be installed to grade on all manholes and inlets, and concrete collars installed.
4. Storm water line materials and installation shall be completed ~~in accordance with the approved plans and specifications for the subdivision project~~, including completion and approval by either visual inspection and/or closed-circuit televised inspection and documentation, backfilling of all trenches, and approval of project submittals.
5. All curb and gutter materials shall be completed ~~in accordance with the approved plans and specifications for the subdivision project~~, including alignment, grade, finish, joints, and testing.
6. Permanent access will be available to storm water facilities. ~~in accordance with approved construction plans.~~

7. All lot grading shall be completed. ~~in accordance with the approved plans and specifications for the subdivision.~~

8. ~~“Complete Acceptance” shall have been issued by the Storm Water Department for release to the developers designated representative.~~

8.1.12.E. Street Department construction acceptance requirements:

1. Roadway materials and installation ~~shall be completed in accordance with the approved plans and specifications for the subdivision project~~, including finished base material elevations, compaction requirements, and test reports.

2. Installation of Hot-Mix asphalt or concrete surface installation and materials shall be ~~in accordance with the approved plans and specifications for the subdivision project~~ completed, including all required materials testing and documentation.

3. Sidewalk installation shall be completed.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor