

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 08-08-19

TRC Comments Sent Date: 8-14-19

Revisions Received Date (R1): 8-28-19

Staff Response Date (R1): 8-30-19

Revisions Received Date (R2): 8-30-19

Staff Response Date (R2): 9-05-19

Planning Commission Date: 10-02-19

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: [19PL1086](#)

MIKULENCAK ACREAGE BLOCK 1, LOT 1 (FINAL – 5.21 ACRES)

Located north of Up River Road and east of Rehfeld Road.

Zoned: FR/RS-6

Owner: LKM Homes,
Surveyor: LJA Engineering, Inc.

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

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Comment Noted	Correct	No comment	
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Comment Addressed	Correct	No comment	
3	Plat	The Licensed State Land Surveyor's certificate shall be included on the plat.	Comment Addressed	Correct	No comment	
4	Plat	Up River Rd. is a proposed 60' C1 collector right of way.	Comment Noted	Correct	No comment	
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Engineering certificate block replace "William J. Green, P.E." with "Gabriel Hinojosa, P.E."	Comment Addressed	Addressed	No Comment	
2	Plat	According to the application submitted John Mikulencak is not applicable to sign on the plat. Correct and revise	Revised Plat application sent via email to Plat Application cc Gloria Garcia on 7/23/2019	Addressed	No Comment	
3	Plat	On owners certificate block label the title name for Linda K. Mikulencak	Comment Addressed	Addressed	No Comment	
4	Plat	On both sheets of the plat revise the plat title to read: "PLAT OF MIKULENCAK ACREAGE BLOCK 1 LOT 1"	Comment Addressed	Addressed	No Comment	
5	Plat	On both sheets of the plat remove the Owners name and address information	Owners name and address information removed from plat	Addressed	No Comment	
6	Plat	Include the street dedication for Note 1.	No additional Street Dedication required. Up River Rd is designated as a 60-ft ROW		No Comment	
7	Plat	Show and label 10' U.E along Up River Road (UDC 8.2.3.A.2)	Comment Addressed	Addressed	No Comment	

8	Plat	Draw, label, and dimension an easement for the raw water line that crosses the property, with the water line centered in that easement.	An easement for the raw waterline has been provided and dimensioned	Addressed	No Comment	
9	Plat	Add the existing raw water line to the Utility Plan.	The exist. Raw WL has been added to the Utility Plan	Addressed	No Comment	
10	Plat	Show and label on plat area the easement and dimension for existing raw water line.	An easement for the raw waterline has been provided and dimensioned	Addressed	No Comment	
11	Plat	Survey and draw the Centerline of Up River Road Right-of-Way. Dedicate additional right-of-way to achieve 30 feet of dedicated right-of-way on the applicant's side (the north/northeast side) of the Centerline, if there is not already 30 feet dedicated on their side of the Centerline. (Up River Road is designated a C1 Collector in the Urban Transportation Plan (UTP) and per UDC Table 8.2.1.C., the required right-of-way width for Up River Road is 60 feet total.)	No additional Street Dedication is required. Up River Rd is designated as a 60-ft ROW.	Addressed	No Comment	
12	Plat	Replace "Eric William Villarreal, P.E" with "Carl Crull"	Comment Addressed	Addressed	No Comment	
13	Plat	Water Distribution System acreage fee – 5.21 x \$719.00/acre = \$3,745.99	Will be paid prior to recording of plat	Prior to plat recordation	Comment Noted	
14	Plat	Wastewater System acreage fee – 5.21 acres x \$1,571.00/acre = \$8,184.91	Will be paid prior to recording of plat	Prior to plat recordation	Comment Noted	
15	Plat	Water Pro-Rata - 277.68 LF x \$10.53/LF = \$2,923.97	Will be paid prior to recording of plat	Prior to plat recordation	Comment Noted	
16	Plat	Wastewater Pro-Rata - 277.68 x \$12.18/LF = \$3,382.14	Will be paid prior to recording of plat	Prior to plat recordation	Comment Noted	

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment		No Comment	

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water		No, the water connection will be made to the existing 20" ductile iron water main (Alt compliance UC Section 8.1.9).
Fire Hydrants		No Fire Hydrant required for Plating but it could be required at the building stage.
Wastewater		No, the wastewater connection will be made to the existing 15" VCP wastewater main (Alt compliance UC Section 8.1.9).
Manhole		No
Stormwater		No
Sidewalks	Yes	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@ctexas.com for review and approval; this item is required prior to Plat Recordation.	There are no Sidewalks on either side of the road and will be requesting a waiver.	Letter requesting plat waiver from sidewalk construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.	Comment Noted	

2	Plat	Add the following "Receiving Water" standard note to the plat and revise the note indicated on the SWQMP to read "The receiving water for the storm water runoff from this property is the Nueces River downstream of the Calallen Saltwater Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use".	Note has been revised	Addressed	No Comment	
3	Plat and Utility Plan	Provide, label and dimension the easement for the raw water line that crosses the site.	An esmt for the raw waterline has been provided and dimensioned	Addressed	No comment	
4	Informational	See Utility comments	Comment Reviewed			

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment		No comment	

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment		No comment	

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide an additional plat note that address the preliminary Flood Insurance Rate Maps flood zones and base flood elevations. Additionally, there is a preliminary floodway that encroaches on the property. This should be delineated and labeled as such.	Prelim Flood Zone has been added to the plat along w/ Prelim Flood Note and shown as Note 6.	Part of the comment is addressed, but did not delineate the preliminary floodway. This area is one that has the most stringent development requirements. Correct and revise	Floodway has been identified on the plat	Addressed

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. Note: furthest point a structure can be from a fire hydrant is 600 feet in residential areas. Note: Depending on distance of set back from Up River Rd. The following may apply: Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. Gate width on not less than 20 feet.	Comment Noted			
2		FIRE APPARATUS ACCESS ROADS The fire apparatus access road shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Comment Noted			
3		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 (34 050 kg).	Comment Noted			
4		503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.	Comment Noted			

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment		No comment	

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise Note 6 to read: "If the property were to be subdivided, compliance with the public open space regulations will be required as applicable.".	Note has been revised			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Comment Noted			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Located under the extended approach to runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.	Comment Noted			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Located under the extended approach to runway 13 at Corpus Christi International Airport. May be subject to aircraft overflight and noise.	Comment Noted			

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No Comment			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No comment			

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.