

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 9-19-19

TRC Comments Sent Date: 9-24-19 Nueces County Public Works may have additional comments

Revisions Received Date (R1): 9-30-19

Staff Response Date (R1): 10-3-19 TRC comments met

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 10-16-19

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: 19PL1104

SAENZ FAMILY TRACT, BLOCK 1, LOT 1 (FINAL – 5 ACRES)

Located south of FM 43 and west of CR 51.

Zoned: RS-6

Owner: Tony Saenz

Surveyor: Brister Surveying

The applicant proposes to acquire a Water Contract for a residence.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat name shall be Saenz Family Tract, Block 1, Lot 1. (Per Land Development Procedures.)	Changed name	Although the name is now correct, label the block number on the platted area.		Correct
2	Plat	The plat closes within acceptable engineering standards. (Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).)	Ok	Correct.		
3	Plat	Label the complete and correct legal description of the adjacent properties. The adjacent properties shall extend a minimum of 200' from the plat boundaries. Additionally see Doc# 2019019672 DRNCT. (Unified Development Code; Article 8.2.)	Added new doc. no. and adjoiner to north	Correct.		
4	Plat	The City's Urban Transportation Plan has designated CR 51 as a proposed 100' A1 arterial right of way. (Urban Transportation Plan, City of Corpus Christi.)	Made street dedication 50'	Correct.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Opposite side of right of way is to be a solid line. Provide street name and right of way label above or below the centerline.	Kept opposite side of road line hidden, adjoining property goes to center of road. Moved road label within road	Addressed and agreed.		
2	Plat	A 50' Building setback is required. Chapter VI Engineering Guidelines VI-2.3 Sub. Regulations & Platting requirements (Nueces County)	Changed to 50' y.r.	Addressed		
3	Plat 2	CR 51 is an Arterial road requiring 100' of right of way. Verify centerline of CR 51 with property for correct half street distance and right of way width to determine street dedication.	Made street dedication 50'	Addressed		
4	Plat 1	Remove plat note # 5. No zoning in the ETJ.	Removed note #5	Addressed		
5	Plat 1	Correct the DS Engineer certificate with Ratna Pottumuthu, P.E. as Development Services Engineer.	Changed name	Addressed		
6	Plat 1	Correct the Lien Holder certificate with the updated Plat title (Legal).	Corrected cert	Addressed		
7	Plat 2	Water Distribution System acreage fee – 5 acres x \$719.00/acre = \$3,595.00	Ok	To be addressed prior to recording.		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No
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	N/A	Please add Nueces County Heath note to indicate SEPTIC system will be used.	Added Health Dept. cert	Addressed		
2	Plat 2	Nueces County permit maybe required to connect the water service line to the proposed City water main.	City Permit	Addressed		
3	Plat 3	See Nueces County Comments hereafter, Nueces County must waive the SWQMP. Ratna is going to send a letter to Nueces County indicating no SWQMP will be submitted and ratna expects "NO OBJECTION EMAIL".	No SWQMP as per development services meeting	Nueces County Public Works supports Waiver. The waiver request is in process for approval. A SWQMP will be required if the County commissioners deny the waiver request.		

UTILITIES ENGINEERING (WATER,WASTEWATER & STORMWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. Utility Department project	Hydrant to be installed by utility department on FM 43	Addressed		
2	Plat	Wastewater construction is required for platting. Has an existing private SEPTIC system	Has existing septic system	Addressed		
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	Existing driveway	Addressed		
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	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.	Ok	Hydrants installed by Utilities		
	Site	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).	Ok	To be required at Site Development / Building Permit stage		
		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	Ok	To be required at Site Development / Building Permit stage		
		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.	Ok	To be required at Site Development / Building Permit stage		
		SECTION D103 IFC 2015 Sec. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.	Ok	To be required at Site Development / Building Permit stage		
		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 (7925 mm), exclusive of shoulders.	Ok	To be required at Site Development / Building Permit stage		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No response	Addressed.		
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Dedication requirement =0.01 acre. Department will not accept land. UDC 8.3.6 Fee in Lieu of Land	Ok	To be addressed prior to recording.		
2	Plat 2	Cash in lieu of land fees should be calculated at 0.01 x value of an acre (62,500/acre) = total payment (\$625.00) UDC 8.3.5 Land Dedication	Ok	To be addressed prior to recording.		
3	Plat 2	Park Development Fees: 1 x \$200 = \$200.00 UDC 8.3.5 Park Development Fee	Ok	To be addressed prior to recording.		
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	This final plat is outside of the city limits "OCL" and not located along an existing or foreseeably planned CCRTA service route.	Ok	Addressed.		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No response	Addressed.		
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.	No response	Addressed.		
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed.		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed.		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed.		
NUECES ELECTRIC						

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