

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-30-19

TRC Comments Sent Date: 1-03-20

Revisions Received Date (R1): 1-10-20

Staff Response Date (R1): 1-22-20

Revisions Received Date (R2): 1-23-20

Staff Response Date (R2): 1-24-20

Planning Commission Date: 2-5-20

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: 19PL1132

SERRATA FAMILY TRACT, BLOCK 1, LOT 1 OCL (FINAL – 0.921 ACRES)

Located west of County Road 51 and south of FM 43.

No Zoned: Outside City Limits

Owner: Matias Serrata, Jr

Surveyor: Brister Surveying

The application proposes to plat the property in order to obtain a water meter outside city limits

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Engineer certificate block change "Ratna Pottumuthu, P.E." to "Pablo Martinez, P.E."	Changed name	Addressed		
2	Plat	On the Planning Commission certificate block change "Nina Nixon-Mendez, FAICP" to Al Raymond III AIA"	Changed name	Addressed		

3	Plat	Add a note to the plat: Prior to connecting to public water, each lot must have approved and recorded Outside City Limit (OCL) water contract.	Added note #6	Addressed		
4	Plat	Water Distribution Acreage fee – 0.921 acres x \$719/acre = \$661.48	Ok	Prior to recordation		
5	Plat	Wastewater Distribution Acreage fee – 0.921 acre x \$1,571.00/acre = \$1,445.32	Lot has septic system/no wastewater	Not required.		
6	Plat	Water Pro-Rata - 124.80 LF x \$10.53/LF = \$1,314.14	Not required per adjoining Saenz Replat	Required prior to plat recordation	Ok	

PLANNING/Environment & Strategic Initiatives (ESI)

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

NUECES COUNTY PUBLIC WORKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add note: Finished floor elevation shall be a minimum of 12 inches above the center of County Road 51.	Ok	Addressed		
2	Plat	Add note: Public Water provided by the City of Corpus Christi; Water service agreement required.	Added note #7	Addressed		
3	Plat	Add note: Septic system shall be approved by the City/County Health Department.	Added note #8	Addressed		
4	Plat	Add note: No more than one single family dwelling allowed on this property.	Added note #9	Addressed		
5	Plat	Add note: Driveway shall be permitted and approved by the Nueces County Department of Public Works.	Added note #10	Addressed		
6	Plat	Label centerline of CR 51 as section line.	Labeled centerline	Addressed		
7	Plat	Provide a water service agreement.	Ok	Prior to connecting to public water		
8	Plat	Provide proof of an approved septic system.	Ok	Prior to recordation		

9	Additional Comment	Add note: Finished floor elevation shall be a minimum of 12 inches above the center of County Road 51.	Added note #11	Addressed		
10	Additional Comment	Label Saenz Family Tract to the north.	Added label	Addressed		
11	Additional Comment	Label boundary line L1.	Labeled boundary line	Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	No
Water	Yes	No
Wastewater according to Master Plan		No, no existing wastewater main within 1,000 ft; this home will be on SEPTIC.
Stormwater according to Master Plan		No, single family residence
Fire Hydrants	Yes	No per FIRE email
Manhole		No, no existing wastewater main within 1,000 ft.
Sidewalks		No, sidewalks are not required along CR 51.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	No public improvements required as per adjoining Saenz replat
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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@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	No public improvements required as per adjoining Saenz replat	Addressed, no PI Plans are required.		
2		Apply for a water contract to ContractsAndAgreements@cctexas.com; the water contract must be approved by the Planning Commission.	Ok	Prior to connecting to public water		

3	Informational	All construction performed in CR 51 must be permitted / allowed by Nueces County.	Ok	Addressed		
4	Informational	All Nueces County comments must be addressed.	Ok	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	No water construction required as per adjoining Saenz replat	Addressed, no PI Plans are required.		
2	Plat	No Wastewater construction is required for platting.	Ok			

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Although Plat is OCL the water requirements are substandard. The minimum required 750 GPM with 20 PSI is unattainable from a 2 inch galvanized water line. An alternative water supply would need to be installed to provide adequate fire protection.	No public improvements required as per adjoining Saenz replat	Addressed: Per Fire Department No fire hydrant required Email 1-22-20		

GAS

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

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	Prior to recordation		

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	Prior to recordation		
3	Plat 2	Park Development Fees: 1 x \$200 = \$200.00 UDC 8.3.5 Park Development Fee	Ok	Prior to recordation		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This O.C.L. final plat is not located along an existing or foreseeably planned CCRTA service route.	Ok			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.