

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/OCL:MJO

TRC Meeting Date: 9-17-20

TRC Comments Sent Date: 12-21-20 Nueces County returned comments on 12-8-20

Revisions Received Date (R1): 12-29-20 Sent plat revision to Nueces County on 12-29-20 SWQMP on 12-30-20

Staff Response Date (R1): 1-15-21 Received comments from Nueces County on 1-11-21

Revisions Received Date (R2): 1-26-21 Received comments from Nueces County on 2-2-21

Staff Response Date (R2): 2-2-21 Received unmet comments from Nueces County on 3-4-21

Staff Response Date (R3): 3-8-21 Set PC date for Conditonal Plat

Planning Commission Date: 3-17-21

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: 20PL1096

GEMINI ACRES UNIT 1 (FINAL – 73.90 ACRES)

Located north of south of FM 43 and east of CR 51.

Zoned: OCL

Owner: MPM Development, LLC

Surveyor: Bass & Welsh Engineering

The applicant proposes to plat the property to develop a 81 unit residential subdivision outside the city limits.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok	Addressed.		
2	Plat	Additional street dedications from existing streets will be hatched in light gray.	Done.	Addressed.		
3	Plat	Please remove abbreviation from plat title.	Done.	Addressed.		
4	Plat	Please provide street name for street adjacent to lot 1 block 6 & lot 14 block 5.	Done.	Addressed.		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide copy of Access and Drainage approval from TXDot prior to PC approval of plat layout.		Not addressed. Provide documentation for approval to drainage and access.	Don't have it yet.	Addressed.
2	Plat	Provide a 5' EE for the electrical provider for street lighting opposite side of water easement along the streets. Place overhead electrical lines in a 15' UE.	Provided 5'EE as requested. OH electrical in 15'UE for water line	Addressed.		
3	Plat	Provide printed name of Lien Holder as per Deed on Lien Holders certificate.	Lien holder at time of construction is not yet known.	To be addressed prior to recordation.		
4	Plat	Update the PC chairman with Jeremy Baugh on the PC certificate.	Done.	Addressed.		
5	Plat	Provide two found points on plat. Label on plat the benchmarks used to locate the property if different from found points.	Done.	Addressed.		
6	Plat	Provide a bold type for the Plat title. Do not abbreviate title.	Done.	Addressed.		
7	Plat	Lots fronting FM 43 require a 50' setback.	The preliminary plat was approved with 25' yr	Addressed.		
8	Plat	Provide document number for 50' pipeline easement.	Will do before plat is recorded.	To be addressed prior to recordation.		
9	Plat	Water lot/acreage fee= \$719.00/acre x 73.9 acres= <b>\$53,134.10</b>		To be addressed prior to recordation.		
10	Plat	Label the lakes as "Private" to be maintained by HOA.	Done.	Not addressed. Label the streets as Private Streets with Lot and Block number. Provide a Plat note listing the three private items (Detention Basin, Drainage and Streets) to be maintained by HOA. See UDC Section 8.2.1.J	Done.	Addressed.
11	Plat	Provide a copy of an HOA filing for regulation and maintenance of the private Lakes. Provide the filed name of the Association as a Plat note, otherwise MPM Development, LLC will remain as sole owner.	Ok.	Not addressed. See UDC Section 8.2.1.J Provide draft of HOA document to Development Services prior to recordation.	HOA filing to be submitted prior to plat recordation. Plat note to be added prior to plat recordation	To be addressed prior to recordation.

12	Plat	Provide Informational Note on plat: TCEQ Chapter 285 OSSF Systems, Subdivisions of single-family dwellings served by a public water supply and using individual On-site Sewage Facility (OSSF's) for sewage disposal, shall have lots of at least half acre (21780 sq. ft.). Properties with utility easements and drainage easements within the property line severely restrict what size home can be built on the property, as well as, what amenities (such as swimming pools, sheds and circular driveways) can be constructed. Due to TCEQ set back requirements from easements set, properties may have to place limits on the size of homes in order to ensure land requirements set by TCEQ are met for the OSSF disposal, designs and layout to be fulfilled properly.	Ok.	Not addressed.	Done (note 6)	Addressed.
13	Plat	The final plat and HOA document shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damages to: a. Private streets occasioned by the reasonable use of the streets by city service vehicles; or b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction. (UDC Sect 8.2.1.J.14)		Not addressed.	Done.	Addressed.
14	Plat	Remove note #6 from plat.		Not addressed.	Done (changed to note in 12 above)	Addressed.
15	Plat	Add to Note 16. City of Corpus Christi requires Building Permits as per Water Contract.		Not addressed.	Done (note 20)	Addressed.

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

NUECES COUNTY PUBLIC WORKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	1. The minimum R.O.W for a cul-de-sac is 60' Radius.	We have no cul-de-sacs, only 50'R knuckles at street intersection as approved with prel plat	Not Addressed. The minimum R.O.W for a cul-de-sac/knuckle is 50' Radius, Correct curve M.	A cul-de-sac is a dead end street, not a turn in the street.	Addressed as Private Stret meeting City of Corpus standards.
2	Plat	2. Label and tie-in in the Original N.W. corner of Section 2, Laurel Farm Tracts.	Done.	Addressed.		
3	Plat	3. Remove Constellation Drive designation from CR 51.	Done.	Addressed.		
4	Plat	4. Remove note Number 7 on Plat.	Plans were revised to provide C&G & SW, thus no roadside ditches, thus this note should remain	Addressed.		
5	Plat	5. Change the radius to 60 feet for curves F and M.	See No. 1 above	Addressed.		
6	Plat	6. Add and label Survey Benchmark (2 minimum).	Done.	Addressed.		
7	Plat	7. Add dimensions arrows to all Y.R.'s, D.E.'s	Adjusted so arrows not needed	Addressed.		
8	Plat	8. Provide Mailbox Easement if cluster mailbox will be used.	Ok	Addressed.		
9	Plat	9. Add curve data at Center Line.	Done.	Addressed.		
10	Plat	10. Add the recording information for the pipeline easement along the south line of this development.	Will do before plat is recorded	Not addressed. To be addressed prior to recordation.		
11	Plat	11. Label 40' Y.R. on Lot 3 Block 6 fronting Castor Drive.	Done.	Addressed.		
12	Plat	12. Separate 25' Y.R./ 10' U.E. designation on Lot 1 Block 4	Done.	Addressed.		
13	Plat	13. Add note: The drainage R.O.W./ Lakes and Drainage Easements shall be maintained by the Subdivision Developer and/or the Homeowners Association.	Done.	Addressed.		
14	Plat	14. Add note: Health Department Certification.	Done.	Addressed.		
15	Plat	15. Add note: Subdivision Developer shall provide water service to all lots.	Done.	Addressed.		
16	Plat	16. Add note: Subdivision Developer shall provide septic systems to all lots.	Done.	Addressed.		
17	Plat	17. Add note: Septic systems shall be approved by the City/County Health Department.	Done.	Addressed.		

18	Plat	18. Add note: No fences will be allowed within drainage easement.	Done.	Addressed.		
19	Plat	19. Add note: No more than one single family dwelling allowed per lot.	Done.	Addressed.		
20	Plat	20. Add note: Lots shall not be subdivided.	Done.	Addressed.		
21	Plat	21. Add note: 5/8" iron rods set at all corners with cap and surveyors Identification.	Done.	Addressed.		
22	Plat	22. Add note: Minimum finished floor elevation shall be 12 inches minimum above the street centerline that the lot faces.	Done.	Addressed.		
23	Plat	23. Add note: Private driveways and culverts shall be installed by the subdivision developer; Nueces County Public Works Department will review and approved the driveways in accordance to the construction plans of Gemini Acres Unit 1.	No culverts at driveways as all streets shall have curb and gutter and walks.	Addressed.		
24	Plat	24. Add note: Private driveways onto FM 43 are prohibited.	Done.	Addressed.		
25	Plat	25. Add note: Nueces County does not require Building Permits.	Done.	Addressed.		
26	Plat	26. Provide a Subdivision Construction Agreement to be filed with the final plat.	Not needed since subdivision construction will be complete before plat is filed for record.	Not Addressed. Template available in Appendixes of Subdivision Regulations.	Not needed as construction will be complete before plat is recorded.	Not Addressed. Requirement as per Nueces County Subdivision Standards
27	Plat	27. Provide a Final Engineering Report for the Water and On-Site Sewage Facilities per Ch. II, Sec. 32 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Ok.	Not addressed. To be addressed prior to recordation.		Not Addressed. Requirement as per Nueces County Subdivision Standards
28	Plat	28. Provide Financial Guarantee for the public infrastructure to include: Streets, WATER AND On-Site Sewage Facilities per the Subdivision Regulations and Platting Requirements of Nueces County, Texas to files with the final plat.	Not needed since subdivision construction will be complete before plat is filed for record.	Not addressed. Template available in Appendixes of Subdivision Regulations.	Not needed as construction will be complete before plat is recorded.	Not Addressed. Requirement as per Nueces County Subdivision Standards
29	Plat	29. Provide a Water Service Agreement per Ch. II, Sec. 3.2.1 of the Subdivision Regulation and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Ok.	Not addressed. To be addressed prior to recordation.		Not Addressed. Requirement as per Nueces County Subdivision Standards
30	Plat	Will a mailbox easement be required? If so provide easement.		Not Addressed.	No mail box easements	Addressed.

31	Plat	Add Lot 1, Block 4 to note 19.		Not Addressed.	Done.	Addressed.
	Prelim Plat					
1	Prelim Plat	Revise street cross-section.		Not addressed. Provide updated Preliminary plan.	Future development may be as approved preliminary plat thus don't change preliminary plat	Done. Addressed.
2	Prelim Plat	Revise driveway detail.		Not addressed. Provide updated Preliminary plan.	Driveway detail no longer needed. Will use city std. driveways	City driveway standard details (3 each 24" x 36" sheets) included by reference as shown on preliminary plat. Addressed.
	SWQMP					
1	SWQMP	Revise SWQMP to reflect curb/gutter and storm drain revisions. Use 5.4 in/hr factor for a 100 year storm.		Not addressed. Provide updated SWQMP.	C&G and storm drain revisions are reflected in unit 1 plans	Done. TxDot has approved drainage. Understand county has approved drainage. Addressed.
2	SWQMP	Detention basins will have to be deeper to allow ponding only in detention areas.		Not addressed. Provide updated SWQMP.	They were made 2' deeper.	Updated SWQMP & calculations is attached. Not Addressed. Calculations still using 3ft depth.
3	SWQMP	Change detention basin side slopes to 4:1 or 6:1 slope, a 2:1 slope is a potential hazard.		Not addressed. Provide updated SWQMP.	2:1 is needed so with of lakes will not change so radically with change of depth.	Prefer 2:1 slopes normally innundated
4	SWQMP	Revise Note 6 on SWQMP to not include road side ditches.		Not addressed. Provide updated SWQMP.	With no changes to preliminary plat, no changes to SWQMP	Provided updated SWQMP & Preliminary Plat . Note 6 was revised. Addressed.
5	SWQMP	Add minimum finished floor elevation note.		Not addressed. Provide updated SWQMP.	Done.	Provided updated SWQMP & Preliminary Plat . Added FF note. Addressed.
6	SWQMP	Provide a lot grading plan.		Not addressed. Provide updated SWQMP.	Lot grades are shown in construction plans.	Addressed.
7	SWQMP	Provide detailed drainage calculations for pre and post conditions into TXDOT right of way showing detention time of ponds.				Done. TxDot has approved drainage. Addressed.

DEVELOPMENT SERVICES ENGINEERING				
Action	Yes	No	Applicant Response	Staff Resolution
Public Improvements Required?		Will be addressed prior to Plat Recordation		

Water	Yes, per Master Plan, coordinate with Utility Department	Will be addressed prior to Plat Recordation		
Fire Hydrants	Yes	Will be addressed prior to Plat Recordation		
Wastewater	Yes, will be on Septic, no wastewater waiver request is required since the subdivision is not located in a Wastewater master plan area.	Addressed		
Manhole	Yes, will be on Septic, no wastewater waiver request is required since the subdivision is not located in a Wastewater master plan area.	Addressed		
Stormwater	yes	Will be addressed prior to Plat Recordation		
Sidewalks	yes	Addressed		
Streets	Yes	Not addressed: The Street Section used doesn't match what was approved on the Preliminary Plat; please revise the Preliminary Plat to show the used Street Section (FYI: The Preliminary Plat doesn't need to go to the Planning Commission all over again; we just need the preliminary Plat to be current).	Future development may be as approved preliminary plat thus don't change preliminary plat	Attached preliminary plat shows street with c&G and walk. Addressed.

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	SWQMP	Add the receiving water note to the SWQMP; attach the latest version of the SWQMP.	Done (already there)	Addressed		



2	SWQMP	Add additional RCP culverts; do not dam the stormwater from the east; one 24" RCP is not sufficient; provide design calculations.	Done, now have three 42"RCPs	Addressed		
3	Plat	Add the following note to the Plat "Lot 13 is a Drainage ROW and it is non buildable".	Done.	Addressed		
4		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	OK.	Will be addressed prior to Plat Recordation		
5	Plat	Development fees are required.	OK.	Will be addressed prior to Plat Recordation		
6	Plat	A proposed street lighting layout will be required for review by Traffic Engineering; please don't tell us AEP is going to provide this.	OK.	Not Addressed: Please show the street lighting locations on PI Plans on sheets 3-6 of 19 and make sure to include the street light symbol in the legend.	OK.	To be addressed on Public Improvement plans.
7	All documents	Multiple Blocks exceeds the UDC maximum length.	Block lengths are according to the approved preliminary plat	Addressed		
8	Plat	Caster drive and unnamed drive on the south side of the plat must have 2 or 3 temporary type IV barricades to protect vehicles from going offsite.	Ok.	Will be addressed prior to Plat Recordation		
9	Water Plan	All 6" water mains on cul-de-sac's must be looped; water main Dead-ends are not permitted.	Ok.	Addressed		
10	Plat	Add the following note "All lots will be on SEPTIC; no lot is allowed to be less than 0.50 Acres".	Done.	Addressed		
11	Plat	Delete note number 7 on the Plat; the note is about Article 7 of the UDC.	<b>This note is now required (with C&amp;G)</b>	Addressed		
12	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	All outfalls will be submerged. These items not needed	Addressed		
13		We are recommending the installation of traffic mitigation devices (e.g. speed humps) as necessary. The length and width of block may encourage higher speeds than intended.	Speed humps by residents	Addressed		



14		Final plans shall include locations of all traffic control devices (e.g., signs, pavement markings).	Ok.	Will be addressed prior to Plat Recordation		
15		Add the following note "No lot shall have a drive to FM 43, CR 51 and CR 22."	Have this note for FM 43. Do not front CR 22 or CR 51	Addressed		
16	Plat	Add the following note "Lots 1 and 9 Block 3 shall not have a drive to Castor Drive."	Done.	Addressed		
17	Plat	Add the following note "Lot 1 Block 2 and lot 19 Block 2 shall not have a drive to Castor Drive."	Done.	Addressed		
18	Plat	Add the following note "The detention basins and the stormwater open system is maintained by the HOA"	Done.	Addressed		
19	Plat	Add the health Department note.	Done.	Addressed		
20	Informational	See TXDOT Comments hereafter.	OK.	Not Addressed: Provide TXDOT approval for Drainage; TX DOT driveway approval was given thru TXDOT email to Mark dated 08/13/2020; please address TXDOT / Clemente Mena email to Mark dated 01/04/2021. Clemente comments are as follows: In trying to review the drainage again, our office has a couple of comments and is needing	Added 2 each 42" RCP at Lot 13, Block 1 as shown in construction plans (Clemente's comment)	Addressed
21	Informational	See Utilities Department Comments hereafter.	OK.	Addressed		
22	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	OK.	Not addressed Traffic comments; Please address Diego comments dated 12/24/20; Nick, you were copied on this email.	I cannot find Diego comments. Please re-send.	Addressed Traffic Comments below.
UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.		To be addressed prior to recordation.		
2	Plat	Wastewater construction is required for platting.		To be addressed prior to recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Done (note 7)	To be addressed on Site Development.		
2		Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation.	Ok.	Provide TXDoT approval.	No driveways to TxDot.	Addressed with TXDoT approval.
3		Provide the angle of intersection on Leda Drive and demonstrate this alignment meets AASHTO Design Standards.	Leda Drive is according to approved preliminary plat	Your response on Preliminary plat indicated that they met AASHTO. Demonstrate this alignment meets AASHTO Design Standards.	The preliminary plat was approved by the PC.	Addressed.
4		The arrangement of lots 1-4, block 6 creates issues for access management. The lots are not designed to be parallel to the centerline of Pollux Drive and Castor Drive (lot 5). Lot 3 ties almost directly into the intersection of Castor Drive and Pollux Drive where a STOP condition will be warranted.	These lots are according to approved preliminary plat	To be addressed with Public Improvement plans.		
5		Public improvement plans should include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either “NO OUTLET” or “DEAD END” signage, Temporary Dead-Ends should include the appropriate object markers, and one-way streets must include signage for any one-way designations and affected side sheets.	OK.	To be addressed with Public Improvement plans.		
6		The developer or their representative is required to submit a “street lighting plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City’s Traffic Engineering Department to meet the City’s continuous lighting standards. The “street lighting plan” must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “street lighting plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok.	To be addressed with Public Improvement plans.		

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:	Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows:		Addressed with Public Improvemens.		
2	Utility	Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.		Addressed with Public Improvemens.		
3	Infor:	503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.		Addressed with Public Improvemens.		
4	Infor:	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		Addressed with Public Improvemens.		
5	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. “Y”, or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96’ minimum.)		Addressed with Public Improvemens.		
6	Plat	Note: The turning radius of fire apparatus is limited. As a result, the acute angle of Leda Drive would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn.		Addressed with Public Improvemens.		
7	Plat	Note: It appears that the street width of CR 51 and CR 22 are substandard and will affect emergency services response.		Addressed with Public Improvemens.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park fee= \$200 x 81 units= <b>\$16,200</b>		To be addressed prior to recordation.		

2	Plat	Parks will not accept Land dedication as Park.		To be addressed prior to recordation.		
3	Plat	Land dedication required is 1 acre/ 100 proposed dwelling units. Therefore, 1 acre /100 units x 81 unit = 0.81 acre of land dedication.  In lieu of land dedication, \$62,500/acre x .81 acres = <b>\$50,625</b> is due unless fair market value/purchase information is provided.		To be addressed 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.		Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	3.4 miles West of Cabaniss ALF. Potentially need aeronautical study based on construction method.	not needed	To be addressed on site development.		

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	AEP is requesting the first 5’ off the ROW on every lot and block to be a 5’ EE. See Land Development comment #2 for specifics.	5'EE where possible. Other side of street is 15' UE	Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No additional access from individual lots onto FM 43 (Weber Rd). Subdivision entrances onto FM 43 shall meet the current TxDOT access management guidelines and shall have TxDOT approval.	OK	Provide TXDoT approval.	Ok	
2	Plat	Any storm water drainage discharge to FM 43 shall have TxDOT approval. 1. Hydraulic grade line is not shown on the drainage profiles that were provided. 2. What is the freeboard volume? 3. Need the discharge rates at the development outfall into TXDoT right of way.	Ok	Provide TXDoT approval.	Ok	Addressed.

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.