

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. *****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: MJO/District# OCL

App Received: 11-17-21

TRC Meeting Date: 12-2-21

TRC Comments Sent Date: 12-6-21

Revisions Received Date (R1): 2-18-22

County sent 2nd review 2-25-22

County sent 3rd review 5-16-22

Staff Response Date (R1): 3-1-22

Revisions Received Date (R2): 8-25-22

TRC and County comments met 9-12-22

Staff Response Date (R2):

County sent 7-19-22 4th review 9/21/2022

PI comments met 7-22-22

Planning Commission Date:

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: 21PL1174

POZO CRUZ-FLORES SUBDIVISION (FINAL – 94.08 ACRES)

Located south of Old Brownsville Road (FM 665) and east of FM 763

Zoned: OCL

Owner: Ferjufer Enterprises, LLC; Ernesto Flores and Marcos Cruz

Surveyor/Engineer: Texas Geo-Tech Land Surveying

The applicant proposes to plat the property to build residential homes.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat does <u>not</u> close to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure).	DONE	Resolved. Plat closes within acceptable engineering standards.		
2	Plat	Bearing and distance is missing on western boundary line. Pls revise.	DONE	Resolved.		
3	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a larger Location Map to read street names.	DONE	Addressed.		
2	Plat	Increase font size for Plat description under plat title.	DONE	Addressed.		
3	Plat	Correct the Lot number on the Marcos Cruz signature certificate.	DONE	Addressed.		
4	Plat	CR 49-A is C1 street on the Urban Transportation Plan and designated with a 60-ft right of way .	DONE	Addressed.		
5	Plat	Provide center line of CR 49-A with half street distance of 30 -ft to property. Show street dedication as hatched and dimensioned with square footage.	DONE	Addressed.		
6	Plat	County requirement for setback is 25 ft for Collectors.	DONE	Addressed.		
7	Plat	Update Health certificate with Public Health Official.	DONE	Addressed.		
8	Plat	Remove plat note 5.	DONE	Addressed.		
9	Plat	Provide a 15' Utility Easement along the frontages.	DONE	Addressed.		

10	Plat	Water Distribution Acreage fee – 94.08 acres x \$790.9/acre = \$74,407.87	NOTED	To be addressed prior to recordation.		
11	Plat	Waste water Distribution Acreage fee – 94.08 acres x \$1728.1/acre = \$162,579.65	NOTED	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	CR 49-A is a proposed C1 Collector on the City's Urban Transportation Plan map and requires 60' of ROW.	ADDED	Addressed.		

NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Crestmont Unit 11 already exists per volume 54 page 43.	?	Addressed.		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater		No, OSSF will be required
Manhole		No
Stormwater		No
Sidewalks		No, OCL rural
Streets		No

<<see reponse to comment #8 below. Request administrative waiver

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	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2.	Noted. A SWQMP was submitted along with the plat.	Addressed with SWQMP		
2	Plat	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 prior to Final Plat Recordation, UDC 8.1.3.A.	Public improvement plans were submitted to the City 9/23/2021.	Addressed with PI submittal.		
	Utility 7 Plan	Proposed water line creates an approximately 1900 foot dead end main. Dean end mains are not allowed by the water standards and UDC 8.2.9.	Pursuant to discussion with City staff, the new 12-inch line will be looped via the existing 4-inch line temporarily until the 12-inch line is extended in the future per the master plan. Utility plan has been updated to reflect this change.	To be addressed on Public Improvement plans.		
	Utility 8 Plan	Development is within a Waste Water Master Plan area and is within 1000 feet of existing infrastructure, Waste water construction or a waiver is required.	We believe this is incorrect as the nearest wastewater facilities (at Rose Acres Subdivision) are located more than 1,000 feet from the subject property. It is our understanding this area is not located within a current wastewater master plan service area. Therefore, we request an administrative waiver from the wastewater requirements.	Addressed. Not in Master Plan.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Noted. See public improvement plans.	Addressed with PI submittal.		

2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	See response to Development Services Engineering Comment #8 above. Developers propose to serve the property with private septic system.	Addressed. Not in Master Plan.		
---	------	---	---	--------------------------------	--	--

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

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informa tional:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7).	Noted	To be addressed on Public Improvement plans.		
2	Informa tional:	Public improvement plans shall 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 streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
3	Informa tional:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
4	Informa tional:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
5	Informa tional:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
6	Informa tional:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
7	Informa tional:	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. All new fixture types will be LED. 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.	Noted	To be addressed on Public Improvement plans.		
8	Informa tional:	The "Street Lighting Plan" shall 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.	Noted	To be addressed on 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:	Noted	To be addressed on Public Improvement plans.		
2	Utility	Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.	Noted	To be addressed on Public Improvement plans.		
3	Infor:	If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.).	Noted	To be addressed on Public Improvement plans.		

4	Infor:	Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, The City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.	Noted	To be addressed on Public Improvement plans.		
5	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.	Noted	To be addressed on Public Improvement plans.		
6	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.	Noted	To be addressed on Public Improvement plans.		
7	Infor:	Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Noted	To be addressed on Public Improvement plans.		
8	Note:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Noted	To be addressed on Public Improvement plans.		
9	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Noted	To be addressed on Public Improvement plans.		
10	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Noted	To be addressed on Public Improvement plans.		
11	Infor:	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 by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum.)	Noted	To be addressed on Public Improvement plans.		

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	Exempt as acreage is over 5 acres.		Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final OCL 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	No comment.		Addressed.		

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	No comment.		Addressed.		

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	NON- TXDOT ROW		Addressed.		

NUECES ELECTRIC

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	Correct note 6, add CR 49A.	Done	Addressed.		
2	Plat	Provide a water service agreement from the City of Corpus Christi.	City Utilities will provide letter	To be addressed prior to recordation		
3	Plat	Submit approved permit for existing septic systems or current inspection reports from the Health Department.	the existing septic system is grandfathered in	To be addressed prior to recordation		
4	Plat	CR 49A is 30-foot right of way per Bishop-Blocker Sub'd; dedicate additional 15 foot right of way.	A 15' wide street dedication is shown	Addressed.		
5	Plat	CR 49A IS MISLABELED ON THE PLAT DRAWING.	Fixed	Addressed.		
6	Plat	Correc typo of word "each" on notes 7 & 8	Fixed	Addressed.		
7	Plat	REMOVE NOTES 10 – 15.	Removed as requested.	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.