

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#: MZ / OCL																			
App Received: 7/20/2022																			
TRC Meeting Date: 7/28/2022																			
TRC Comments Sent Date: 8/1/2022																			
Revisions Received Date (R1): 9/14/2022		All comments addressed																	
Staff Response Date (R1): 9/20/2022																			
Revisions Received Date (R2): 10/21/2022		PC date set																	
Staff Response Date (R2): 10/27/2022																			
Revisions Received Date (R2): 10/21/2022																			
Staff Response Date(R3): 11/4/2022																			
Planning Commission Date: 11/16/2022																			

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: 22PL1119

665 Partners Commercial (Prelim Plat – 101.63 ACRES)

Located north of FM 665 and west of FM 763 (OCL)

Zoned: OCL

Owner: FM 665 Land Company

Surveyor: Mike Collier Brister Surveying

The applicant proposes to plat the property to one lot of 101.63 Ac.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Ok	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Note	Describe the proposed development for this land.	This will be a mobile home community	Addressed		
2	Plat	Are the streets to be private?	Yes	Addressed		
3	Plat	Are utilities to be private?	Yes	Addressed		
4	Plat	Is this project to be phased?	No	Addressed		
5	Plat	Are the lots to be rented out or sold ?	Rented	Addressed		
6	Plat	FM763 is A2 80' ROW. Please shown dedication for road ROW, and FM 665 is a A3 130' ROW. Please show dedication for road ROW.	No dedication required for FM 763, already 80'. Both roads are owned by TX DOT who had no comment	FM763 should actually be an A2 with 100' ROW, and FM 665 should be an A3 with 130'. TxDOT doesn't have to request the ROW in their comment. The City requests the ROW dedication based on our UTP Standards.	Added 10' dedication	Addressed
7	Infor.	NEW COMMENT : Annexation will be required if access to City utility services is desired. Contact Dan McGinn at (361) 826-7011 to initiate the annexation process.	Annexation no longer required as per Michael Dice email Wednesday November 2 at 4:08			Addressed
8	Plat	Label water easements as UE utility easements.	Labeled as UE	Addressed		
9	Plat	Water line to be in public 15' UE along private access and not within the Private access easement	Added 15' U.E.	Addressed		

10	Plat	Update label to Private 50' Access and Drainage as easement	REMOVED UTILITY	Addressed		
11	Plat	Update 25' DE/UE as 20' Private DE parallel with a 5' UE. (Public Water lines in min. 15' UE)	Changed to 15' P.U.E. and 10' P.D.E.	Addressed		
12	Plat	Provide a 15' UE along FM 665 and FM 763	Added 15' U.E.	Addressed		
13	Plat	Easement boundaries at west plat boundary are not clearly defined (DE is private). Will need to be dimensioned on the final plat.	Added dimensions	Addressed		
14	Plat	Provide private street section with drainage and specifications on base. To meet city street standards.	Street sections have been provided.	Addressed		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat shows two clear dead ends on Cove Court and Tide Way which Solid Waste objects to. There are also streets that may need temporary turnarounds until further development, these are Blue Sea Way, and Cove Court. This is outside city limits, but with the chance of City Services being requested/required in the future, the comment is warranted.	Dead ends are less then 150'	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Pursue an annexation agreement with neighboring property owners to the north and east, unless there is another plan for the provision of water and wastewater service at the density proposed.	No agreement, No public sewer system	Addressed		
2	Plat	NEW COMMENT : Annexation will be required if access to City utility services is desired. Contact Dan McGinn at (361) 826-7011 to initiate the annexation process.	Annexation no longer required as per Michael Dice email Wednesday November 2 at 4:08			

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?				
Water	Yes			
Fire Hydrants	Yes			
Wastewater	Yes			
Manhole	Yes			
Stormwater	Yes			
Sidewalks	Yes			
Streets	Yes			
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	Ok	Addressed		
2		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	Ok	Addressed		

3	Plat	FM763 designated as A2 80' ROW and FM 665 A3 130' ROW. Show dedications on the preliminary	No dedication required for FM 763, already 80'. Both roads are owned by TX DOT who had no comment	FM763 should actually be an A2 with 100' ROW, and FM 665 should be an A3 with 130'. TxDOT doesn't have to request the ROW in their comment. The City requests the ROW dedication based on our UTP Standards.	Added 5' street dedication	Addressed
4	Plat	Please draw the back easements on the plat or show as a detail.	Added more detail to easements	Addressed		
5	Plat	Place the Utility Easement adjacent to the Road and the Electric Easement next to the UE. Prevents conflicts with the water and electrical services. Your current Typical Road Easement Details has them backwards.	Flipped 5' EE and 5' UE	Addressed		
6	Plat	This lot is Outside City Limits (OCL), please clarify if you will be connecting to the city wastewater main or will use a septic tank on each lot. Note: For a septic tank the minimum size per lot is 0.5 acres	Will have a private wastewater system	Addressed		
7	Utility Plan	Please explain how the subdivision will connect with the city water main and the wastewater main (if connecting). Clearly show and label the connections points to the existing systems	Wastewater will be private. Please refer to the Utility Plan we provided you with the full Construction Set. Updated plans with the new lot layout based on County comments will be provided once preliminary plat is approved.	Addressed		
8	Utility Plan	Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6. Provide a label of the street classification and a detail of the streets. The current street labels only say "(Private Street)" it needs to say for example "L-1A".	This comment has been addressed.	Addressed		
9	Utility Plan	Provide estimated flows at the connection point to the existing waste water system. (Request from Utilities Engineering).	Sewer will be private.	Addressed		
10	Utility Plan	Please provide details that show how they are going to connect to the city main or write a comment referring the city of corpus christi pertaining standard. Standard Specifications https://www.cctexas.com/promo/standard-specifications Standard Details https://www.cctexas.com/promo/standard-details	Please refer to the Overall Utility Plan we have already provided within the full Construction Set.	Addressed		
11	SWQMP	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Please refer to the SWMP we have provided.	Addressed		
12	SWQMP	Provide contours or flow direction arrows to document pre-, and post- Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Please refer to the SWMP we have provided.	Addressed		
13	SWQMP	Provide sizes of pipes, inlets, and other structures.	Please refer to the SWMP we have provided.	Addressed		
14	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	Please refer to the SWMP we have provided.	Addressed		
15	SWQMP	Confirm that the proposed development is consistent with the land use shown on the Storm Water Master Plan and add a note that the project conforms with the Master Plan.	Please refer to the SWMP we have provided.	Addressed		
16	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Please refer to the SWMP we have provided.	Addressed		
17	Infor.	City requires Annexation of property to receive Water service. Contact Planning/ESI for application."	Annexation no longer required as per Michael Dice email Wednesday November 2 at 4:08	Addressed		
18	Infor.	Nueces County Public Works comments need to be addressed prior to placing plat on PC agenda."	Addressed on separate attachment	Addressed		

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). Water line construction will be required to extend 16-inch main along FM 665 all along frontage of the development. Minimum water line sizes within subdivision of 6 inches for residential properties.	Per our conversation with the City on Feb. 22, 2022 we don't need a 16" main along FM 665 all along the frontage. We have been told that the city is good with coming off the 16" water line at FM 665 and FM 763 with a 12" water line.	Addressed		
2	Plat	Wastewater is not provided for OCL.	Will have private wastewater system	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Developer to confirm that the development is outside city limits. If it is in City limits, then need to follow the general subdivision requirements listed below.	OCL	Addressed		
2	Plat	Developer to confirm that access to FM 763 and FM 665 will be coordinated with TxDOT.	Will coordinate with TX DOT	Addressed		
3	Plat	The plat shows streets to be private, will the streets be maintained by the developer? If it is intended for the City to maintain, then it will need to follow the general subdivision requirements listed below.	Streets maintained by developer	Addressed		
4	Plat	Plat callout the ROW as Access and Drainage Easement, but will these be 50' or 80 ROW instead? If it is intended for the City to maintain, then it will need to state ROW.	Roads will be private	Addressed		
5	Plat	If the roundabout is intended to be public then, the engineer needs to make sure the space provided on the plat meets federal and state guidelines for design. Also, the developer will need to provide signage and markings per TMUTCD.	Private	Addressed		
6	Infor	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 OULET" 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	Ok	Addressed		
7	Infor	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	Ok	Addressed		
8	Infor	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	Ok	Addressed		
9	Infor	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	Ok	Addressed		
10	Infor	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	Ok	Addressed		
11	Infor	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. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Ok	Addressed		
12	Infor	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.	Ok	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	Infor	The construction of an RV park will be considered as residential.	Will be homes	Addressed		
2	Infor	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Ok	Addressed		

3	Infor	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Ok	Addressed		
4	Infor	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Ok	Addressed		
5	Infor	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.	Ok	Addressed		
6	Infor	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Ok	Addressed		
7	Infor	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Ok	Addressed		
8	Infor	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Ok	Addressed		
9	Infor	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, exclusive of shoulders.	Ok	Addressed		
10	Infor	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.	Ok	Addressed		
11	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.	Ok	Addressed		
12	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.	Ok	Addressed		
13	Infor	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Ok	Addressed		
14	Infor	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Ok	Addressed		

15	Infor.	The Plat is unclear of the intended purpose of construction of residential lots or RV lots. If residential lots are the intended purpose then White Sand Ln. Rolling Wave, Oceans Bend, Harbor Rd. and Sandhill Ln will require a second point on entrance. More than 30 houses could be built which requires 2 points of entrance.	Ok	Addressed		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	No response	Addressed		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This OCL preliminary plat is 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	No comment	No response	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This proposed location is 2 miles from CCIA and sits in the safety area of the proposed future runway shown on the CCIA Airport Layout Plan. Site is also 4.2 miles from Cabaniss NOLF. Further discussions are recommended	Ok	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	AEP is requesting a 5'EE in the front of every property off the ROW, preferably behind a front lot UE to avoid other utility conflicts	Flipped 5' EE and 5' UE	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.

