

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/OCL

App Received: 5-25-21

TRC Meeting Date: 6-10-21 **7-9-21**

TRC Comments Sent Date: 6-25-21

Revisions Received Date (R1): 7-15-21

Staff Response Date (R1): 8-23-21

Revisions Received Date (R2): 8-27-21

Staff Response Date (R2): 9-16-21

Revisions Received Date (R3): 10-18-21

Staff Response Date (R2): 11-22-21

Planning Commission Date: 12-8-21

County comments attached

County responded to Revision 8-17-21

County responded to Revision 9-10-21

TRC comments met. Sent unmet County comments.

County responded to Revision 11-19-21

Comments met. PC date set.

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: 21PL1078

CHARLOTTE ESTATES (PRELIMINARY – 80 ACRES)

Located south of CR 22 and west of CR 49.

Zoned: Outside City Limits (OCL)

Owner: Superior H & H Development, LLC

Surveyor: Bass & Welsh Engineering

The applicant proposes to plat the property to develop a 112-Unit residential subdivision Outside the City Limits.

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	Plat	Provide printed name of Lien Holder on the Owner's certificate and Lien Holders certificate as per Deed submitted. Printed name of designated person for Lien Holder is required.	Lien holder unknown at this time	Not Addressed with printed name of designated person for Lien Holder is required.	Will add before plat is recorded	Addressed.
2	Plat	Show boundary of FEMA Zone "A" on Plat as referenced by plat note 3.	Done.	Addressed.		
3	Plat	Update title as "Preliminary Plat of....." for all pages.	Dine.	Addressed.		
4	Plat	Label easement between lots 17 & 18 and between lots 27 & 28, Block 5.	Done.	Addressed.		

5	Plat	Provide street section on Plat.	Done.	Addressed.		
6	Plat	Label easement between lots 12 & 13, Block 4.	Done.	Addressed.		
7	Plat	City water line is to be in a 15' Utility Easement and not in the right of way.	Done.	Addressed.		
8	Plat	Lot 12, Block 6 and Lot 1, Block 7 needs easements along frontage.	Done.	Addressed.		
9	Plat	Label Block 3, Lot 1 and 1S as "Private". Provide a plat note indicating to be maintained by HOA.	Done.	Not Addressed.	Done. Cannot find Lot 1S	Addressed.
10	Plat	Change 10' UE along all County Roads to a 15' UE.	Done.	Addressed.		
11	Plat	Provide YR label for Block 6 and Block 5.	Done.	Addressed.		
12	Plat	Cull de Sac min. radius is 59'; Defer to County standards	There are no cul-de-sacs. The 90° street turns are not cul-de-sacs.	Addressed as per Nueces County standards for streets.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	No public SS	Outside Master Plan
Manhole	No	
Stormwater	Yes	
Sidewalks	No	
Streets	Yes	

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	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	To be addressed with Public Improvements.		
2	Plat	Public Improvements Plans are required for Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Ok	To be addressed with Public Improvements.		
3	Plat	Provide 7.5-foot backlot easements.	10' UEs are provided	Addressed.		
4	Plat	Provide 15-foot Utility Easements along CR-49 and CR-22 - both streets are listed as Arterials in the Transportation Plan (UDC 8.2.3)	Done.	Addressed.		

5	Utility	Indicate the location of the proposed connection to existing City Water systems.	12" water to connect to 8" at CR 49 & Weber Road (FM 43). No waste water	Addressed.		
6	Utility	Indicate preliminary estimate of utility pipe sizes for water and waste water.	Will do with construction plans for water (no waste water)	Addressed.		
7	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.	Done.	Addressed		
8	SWQMP	Provide a drainage plan showing pre-development and post development drainage patters and flow direction, including off-site contributions and indicated how off site contributions will be managed. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Not addressed. Are the drainage patters shown by the arrows pre-development or Post Development? Patter demonstrates onflow from the land to the West of the property. Confirm that these flows are included in runoff drainage calculations and indicate how this runoff is	Arrows from west are pre and post development. Arrows within site are post development. Flow from west is included in drainage calculations and will enter the site in unconcentrated fashion	Addressed
9	SWQMP	Provide details of the proposed collection structures including the size and required capacity of drainage structures. Including the Detention Pond outlet. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Not Addressed. Sheet flow from the detention pond to CR 49 must be approved by the Nueces County. How is erosion of the pond bank prevented?	CR 49 is to be paved by county. Sheet flow across this road will not be different from pre to post development as there is no runoff increase (via detention)	Addressed
10	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site. (overflow from detention Pond. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Not addressed. State the receiving waters for runoff from this site and delineate the route of the runoff to the receiving waters.	Done.	Addressed
11	SWQMP	Identify source and rational for the Manning's "C", and rainfall intensity values used. Identify the current and proposed land use. Indicate off-site contributions that are included in the calculations.	Done.	Not addressed. Ordinance 02 70 96 adopts portions of the CC Drainage Criteria Technical Guide, including runoff calculation parameters. Confirm that the parameter used are consistent with the adopted the guidance. Provide calculations for time of concentration.	Manning "C" for undeveloped = 0.2; for developed = 0.4 for 1/2 Acre (+) lots, calculated. Current land use: cultivation; Proposed = single family residential. Detention calcs based on subject 80 ac tract	Addressed
12	SWQMP	Provide a cross section of the proposed Master Plan channel and capacity calculations.	Design is for detention in drainage ROW/lake, not for master plan ditch	Addressed		
13	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	At Final Plat, water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Ok.	To be addressed with Public Improvements.		
2	Plat	At Final Plat, wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Will provide septic systems for each lot.	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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)	OK	To be addressed with Public Improvements.		
2	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 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	OK	To be addressed with Public Improvements.		
3	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	To be addressed with Public Improvements.		
4	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	To be addressed with Public Improvements.		
5	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	No curb and gutter will be constructed. No 40' streets will be constructed	To be addressed with Public Improvements.		

6	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	To be addressed with Public Improvements.		
7	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. 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.	Ok	To be addressed with Public Improvements.		
8	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	Ok	To be addressed with Public Improvements.		

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	Plat	Note: 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.).	Ok	Addressed.		
2	Plat	Once they build out the water mains, they are required to enter into an OCL Water Contract. This OCL Water Contract obligates the developer to ALL of the Laws enforced by the City, including the Fire Codes.	OK	To be addressed prior to recording.		

3	Plat	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Ok	To be addressed with Public Improvements.		
4	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Ok	To be addressed with Public Improvements.		
5	Plat	Fire Access Roads 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. 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 temp. supply of water acceptable the fire depart. shall be provided and maintained.	Ok	To be addressed with Public Improvements.		
6	Plat	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	To be addressed with Public Improvements.		
7	Plat	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	To be addressed with Public Improvements.		
8	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Ok	To be addressed with Public Improvements.		
9	Plat	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	To be addressed with Public Improvements.		
10	Plat	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	To be addressed with Public Improvements.		
11	Plat	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	To be addressed with Public Improvements.		

12	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Ok	Addressed.		
13	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	OK	Addressed.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a 5' U.E. on Lot 10, Blk 5 connect from easement on lot 9, Blk. 5.	Done.	Addressed.		
2	Plat	Provide a 5' U.E. on lot 13, Blk. 2 on the Northside of lot.	Done.	Addressed.		
3	Plat	Request 10' U.E. between lots 7 & 8, Blk. 4 and lots 8 & 9, Blk. 7 (5' each side)	Done.	Addressed.		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This O.C.L. preliminary 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 and LCRA-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are no conflicts with LCRA transmission easements and Charlotte Estates.		Addressed.		
2	Plat	No comment from AEP		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	No comment.		Addressed.		
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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.