

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 9-19-19

TRC Comments Sent Date: 10-08-19

Revisions Received Date (R1): 12-18-19

Staff Response Date (R1): 12-26-19

Revisions Received Date (R2): 1-09-20

Staff Response Date (R2): 1-22-20

Revisions Received Date (R3) 1-27-20

Staff Response Date (R3) 1-30-20

Planning Commission Date: 2-19-20

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: [19PL1100](#)

STONEGATE UNIT 2 OCL (PRELIMINARY – 37.914 ACRES)

Located west of FM 1889 and south of Masters Street.

Zoned: Outside City Limits

Owner: Superior H & H Development, LLC

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 46 single-family residential lots outside city limits.

GIS							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	Although closure is not required on preliminary plats the plat closes within acceptable engineering standards.(Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	OK.	Correct			
2	Plat	The Nueces County Water Improvement District No. 3 Drainage Ditch as described in Volume 139, Page 246 is an easement and shall be included as part of this preliminary plat.(Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	This instrument does not apply to the subject tract.	Will be correct once plat note #5 is complete.	OK.	Once plat note #5 is completed	
3	Plat	The "Proposed Pipeline Easement" shall be defined on the plat including and not limited to the recordation information and pipeline/easement ownership.(Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	OK.	Incomplete, document numbers are blank and shall be labeled on the plat.	The pipeline easements need to be re-routed due to errors. Would like to make this be a requirement of final plat (not preliminary plat)	Ok if Land Development is in agreement and approves it.	
4	Plat	Correct the spelling of "Drainage Detention" on the plat.(Texas Occupations Code Chapter 1071. Land Surveyors; Title 6; Sec. 1071.002 (6).	Done.	Correct			
5	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.(Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	Done.	Provide those dimensions on FM 1889.	Done.	Correct	
6	Plat	Lot acreage shall be labeled on each lot or on a lot legend.(Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	Done.	Correct			
7	Plat	Masters St. is a proposed 60' C1 collector right of way.(Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D. Urban Transportation Plan, City of Corpus Christi.)	OK.	Correct			

LAND DEVELOPMENT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	

1	Plat	Show and label acreage amount for each individual lot (Nueces County Regulations and Platting Requirements Division 2. VI-2.2)	Done.	Addressed		
2	Plat	Show and label centerline dimensions along all street ROW.(Unified Development Code; Articles 8.2; 8.2.1; 8.2.1.A; 8.2.1.B; 8.2.1.C; 8.2.1.D)	Done.	See GIS comment #5	OK	Addressed
3	Plat	Lots shall have the following minimum setbacks: Arterial roads and state highways - 50 feet. Collector and local roads -25 feet.(Nueces County Regulations and Platting Requirements Division 2. VI-2.3)	OK.	Not addressed: setback don't appear to be label similar. See collector road.	All setbacks shown meet all requirements (25' side yard and 50' front yard).	Addressed
4	Plat	Add notes: 9, 11, 12, 13 and 15 a shown on Volume 68, Page 541 to the current plat.	Done.	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)

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

NUECES COUNTY PUBLIC WORKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note that Masters Street is not currently built, there is no access to this property; it appears to be landlocked.	Developer will have to construct missing pavement to north	Prior to recordation		
2	Plat	Add topo elevations and contours out to 500 feet from the subdivision boundary.	Done.	Addressed		
3	Plat	Show all existing utilities.	Done.	Addressed		
4	Plat	Add utility easements.	Done.	Addressed		
5	Plat	Note the current flood zone and flood map information.	Done.	Addressed		
6	Plat	Show the nearest lot corner to the original parent tract.	Done.	Addressed		
7	Plat	Add survey benchmarks.		Addressed		
8	Plat	Add the area for each lot.	Done.	Addressed		
9	Plat	Add note stating finished floor elevation for each lot.	Done (note 15).	Addressed		
10	Plat	Add note stating this subdivision is inside City of Corpus Christi ETJ.	Done.	Addressed		
11	Plat	Add note that all lots will require an approved septic system.	Done.	Addressed		
12	Plat	Add cul-de-sacs at end of Cabernet Dr. and Masters St.	Provided temporary turn-arounds as shown	Addressed		
13	Plat	Label FM 1889.	Done.	Addressed		
14	Plat	Provide a driveway detail.	Done.	Addressed		
15	Plat	Correct the street section to 8" Limestone Base TxDot Ty A, Gr 1. specifications.	Done.	Addressed		
16	Plat	How will run-off from adjoining properties affect this development, provide a wider range drainage study.	Designed to pass thru existing runoff with detention added for runoff increase. See SWQMP	Addressed		
17	Plat	Add cross-section of detention pond with proposed elevations.	Done.	Addressed		
18	Plat	Add detail with calculations of inlet and outlet for detention pond.	The detention basins will be filled by overland flow and by ditch flow from 20' detention easement and flow from ditches in Cabernet Drive. Discharge by overland flow along 83.5' contour.	Addressed		
19	Plat	Follow most current TxDot rainfall intensity calculations for rainfall run-off.	Used TP 40, I = 4.48 in/hr for 60 min TC	Addressed		
20	Plat	A subdivision Construction Agreement and Financial Guarantee will be required with the final plat.	OK	Prior to recordation		
21	Plat	A Water Service Agreement will be required with the final plat.	OK			
22	Additional Comment	Correct the word May from Mat on Note 14	Done.	Addressed		

23	Additional Comment	The minimum driveway culvert diameter is 18 inches, correct note 17 on the Preliminary Plat and note 7 on the SWQMP	Done.	Addressed			
24	Additional Comment	Add the existing overhead power lines to the preliminary plat	Done.	Addressed			
25	Additional Comment	Revise the temporary turnarounds at Masters and Cabernet to 20'X40'	Done.	Addressed			
26	Additional Comment	Revise the street section to show the front ditch slope to a 4:1 ratio	Done.	Addressed			
27	Additional Comment	Review the driveway detail; the minimum driveway width is 16 feet and topping shall be 2" HMAC or two course chip seal	Done (16' min width). Prefer 6" R/C as shown	Re-address Item 27. See Subdivision Regulations and Platting Requirements of Nueces County Chapter VI, Division 3.2.7 for reinforced concrete driveways	Will do as originally specified (16' min. width, 2"HMAC or two course chip seal).	Addressed	

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes, at the final plat stage.	
Water		No (Water include FIRE Hydrants and looping from Nueces Water District 3)
Wastewater per master Plan		No (SEPTIC)
Stormwater	Yes, (PI Plans are required at the final plat stage; however, SWQMP must be approved by the City of Corpus Christi, TXDOT and Nueces County at this time prior to pre-liminary Plat approval)	
Fire Hydrants		No
Manhole		No
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	Applicant Response
1		FM1889 is classified as A2 according to the UTP Plan, the distance from the Center line to the property line must be 50'; dedicate the additional required right-of-way to the appropriate entity (FM 1889 is not a City Street); this item is required at the final plat stage.	OK	Not addressed: Information not shown on Plat document.	FM 1889 is 120' ROW (60' to CL). No add'l row needed.	Addressed	
2		Contact Nueces County Water District #3 for comments on Water system; provide a letter or an email indicating the coordination is completed; this item is required prior to Plat Recordation	OK	Not addressed: Prior to Pre-liminary plat approval.	We have received no water comments from water district. Will request comments	Letter provided: Addressed	
3	SWQMP	Indicate the pre-development, the post-development for the pre-development and post-development conditions for the entire site and the differential Q's in CFS for the 5, and 25 year storm for the site, provide the detention basin outfall detail; these items must be addressed prior to Pre-liminary Plat approval.	These are reflected on the SWQMP	Not addressed: Detention calc is provided, the storm year event for the detention calc is not indicated and the information I requested in my comment is not shown on the SWQMP.	Storm year indicated under detention data (100 year TP 40). Undeveloped flow 27 cfs and developed flow 54 cfs are shown. Design based on 100 year event produces more detention than 25 year event. The 8" pipe is the outfall when rain stops otherwise outfall	Defer to TX DOT and Nueces County comments.	
4	Plat and SWQMP	Replace the "20' Drainage Detention Easement" with "20' Drainage Easement"; you may keep the word detention if the swale is designed for detention but you have to provide the supporting calculations.		Addressed			
5	Plat and SWQMP	Clarify the overlap of the "20' Drainage Detention Easement" with the Detention Drainage basin; are the flows from the "20' Drainage Detention Easement" going to bypass the detention basin? If yes, please show how, provide the outfall detail and submit the necessary DE required on Stonegate Block 2 Lot 1 using a separate instrument.	Flows from 20' drainage detention easement (shallow ditch) go into the detention basin in Lot 10, Block 2. No flow into Stonegate Blk 1, Lot 1. Added 10' DE drom detention basin to FM 1889.	Not addressed: What is Drom?	Drom is error. Should be from. No flow into Stonegate Block 2 to north (existing subdivision). Flow from 20' drainage detention easement goes into detention basin.	Defer to TX DOT and Nueces County comments.	
6	Plat and SWQMP	Add a note indicating the size and slope of the futures driveways culverts to ensure your design is going to continue to function per your design.	Done.	Addressed			

7	Plat	The typical street section must have sidewalks on both sides of the street; the City of Corpus Christi doesn't accept a typical section without sidewalks, revise the typical section as necessary; this item must be addressed prior to Pre-liminary Plat approval.	Added walks as requested to typ. section	Addressed			
8		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to Publicimprovements@ccctexas.com for review and approval; this item is required at the Final Plat stage. UDC 8.1.3.A	Ok	Prior to Final Plat Recordation.			
9	Plat and Utility Plan	Provide and label all Utility easements.	Done.	Not addressed: All UE's must be 15' wide	Done (15').	Addressed	
10	Plat	Drainage Note 2 on the SWQMP must be added to the Plat.	Done.	Not addressed: Please let me know where you addressed this comment.	Added as Note 20 on the plat	Not addressed: Notes 18 and 20 are duplicate; the following note is the one you need to add to the Plat "Detention Basin shall be Privately owned and maintained".	Done (Note 20). Addressed
11		Development fees are required at the final plat stage.	Not for water or wastewater.	Addressed: We are in agreement "not for water nor wastewater".			
12	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Provided temporary turn-arounds	Addressed			
13	Plat	Provide a temporary cul-de-sac at the west end of Cabernet Drive.	Provided temporary turn-arounds	Not addressed: Where did you show it?	At west end of Cabernet Dr.	Not addressed: The temporary cul-de-sac must be designed per UDC Section 8.2.1.G and you may need to place it offsite.	provided 20'x 40' temporary turnarounds per Nueces County Public works # 25 above as shown at west end of Cabernet Drive. We have done this before on other projects Addressed: 20'x 40' temporary turnarounds is acceptable Per Senior Planner Andrew Dimas
14	Utility Plan	A proposed street lighting layout will be required for review by Traffic Engineering. This item is required at the final plat stage.	OK	Prior to Final Plat recordation			
15	Utility Plan	The Fire Hydrants must have 750 gpm and 20 PSI residual pressure, make sure the proposed 6" water mains are going to provide the required flow and residual pressure.	OK	Prior to Final Plat recordation			
16	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	OK	Prior to Final Plat recordation			
17		Pollution Prevention Plan is required at the final Plat stage.	OK	Prior to Final Plat recordation			
18		A UIR is required to do work on FM 1889; this item is required at the building Plan stage.	OK	Prior to Final Plat recordation			
19	Informational	This subdivision will be using SEPTIC systems; the minimum acceptable area for each lot must 0.50 acre or more.	OK	Addressed			
20	Informational	See TXDOT Comments hereafter; TX DOT must approve the SWQMP.	OK	Addressed			
21	Informational	See Utilities Department Comments hereafter.	Ok	Addressed			
22	Informational	See Nueces County Comments hereafter, Nueces County must approve the SWQMP prior to pre-lim plat approval.	OK	Addressed			
23	Informational	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	OK	Addressed			
24	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	OK	Addressed			
25	Informational	NOI is required for projects with area 5.00 acre or more at the building Plan stage.	OK	Addressed			

UTILITIES ENGINEERING (WATER, WASTEWATER & STORMWATER)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Area under NCWC&I District #3 for water comments.	OK	Addressed		
2	Plat	Area outside the City of Corpus Christi Wastewater CCN.	OK	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Identify if the Master Street and Cabernet requires a temporary turnaround based on UDC requirements.	Already specified above to provide Temporary Turnarounds	See Engineering comment #13	OK.	

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Fire: Note: This area is OCL. However, it has been noted that the water pressure in this area has historically been low. The usual requirements residential fire flow of 750 GPM and 20 psi residual will likely not be attainable.				
		Fire hydrants to be located every 600 feet apart and operational. 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 (34 050 kg).				
		503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. SECTION D103				
		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 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 (7925 mm), exclusive of shoulders				
		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.				
		D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. TABLE D103.4				
		Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum. C) Per IFC 2015, Appendix D, section D103, table D103.4. Dead end fire apparatus access roads in excess of 150 ft. shall be provided with a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.)				

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request a 10' U.E. between lots 1 & 2, 5 & 6, 8 & 9, and 11 & 12 blk. 1 5' each side.	DONE.	Addressed		
2	Plat	Request a 10' U.E. between lots 1 & 2, 5 & 6, blk. 2 5' each side.	DONE.	Addressed		

3	Plat	Request a 10' U.E. to the North of the 20' drainage detention easement on lots 10,11,12,15,16, and 17 blk. 2 and lots 1, 4, 5, 8, 9, 12, 13, and 15 blk. 3	DONE.	Addressed			
4	Plat	Request a 10' U.E. between lots 12 & 15, 13 & 14, 16 & 19, and 17 & 18 blk. 2 5' each side. and between lots 1 & 4, 2 & 3, 5 & 8, 6 & 7, 9 & 12, 10 & 11, 13 & 15, and 14 & 15, blk. 3 5' each side.	DONE.	Addressed			

PARKS							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	No comment. (Preliminary Plat).					

REGIONAL TRANSPORTATION AUTHORITY							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	This final plat is outside of the city limits "OCL" and not located along an existing or foreseeably planned CCRTA service route.					

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

CORPUS CHRISTI INTERNATIONAL AIRPORT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	No comment.					

AEP-TRANSMISSION							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	No comment.					

AEP-DISTRIBUTION							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	No comment.					

TXDOT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	1) Need clarification in regards to drainage. Where will the outfall be? 2) Is there an additional access required by Fire Department? If so, where will this be? 3) Subdivision shall provide regional detention during the public improvement stage.	Outfall will be along 83.5 contour line in non-concentrated fashion. Provided 8" pipe to drain detention basin to FM 1889 when rain quits. No additional access required. Will provide detention thus no increase in flow from this site	Addressed			
2	Plat	Add notes on plat: 1) Access to State right-of-way shall be through a shared access easement as depicted on this plat. No Additional access will be permitted. Access to meet current State guideline and requirements and shall require TxDOT review and approval. 2) Drainage to meet the current TxDOT Corpus Christi District standards, State guidelines, and State requirements. Drainage review and approval by TxDOT is required.	No street access to FM 1889 needed. Drainage shall be submitted to TxDOT for review and approval.	1) Note Not added to Plat Sheet 1. Note to read " No Access onto FM 1889 from this Subdivision or any of the Lots". 2) Provide drainage profiles on each road ditch. Provide drainage cross sections for detention pond (including outfall pipe), one cross section north-south, one cross section west-east. Provide volume calculations for road ditches and detention pond.	1) Done (note 21). 2) Provide drainage profiles in construction plans. Provided cross sections as requested. Added volume calcs for road ditches as requested (see detention data).	Drainage profiles were not provided as requested. I was not able to confirm that the detention volume being provided. We received multiple complaints due to flooding from existing residents in the adjoining neighborhood to the north, which is where this Subdivision is gaining access from.	May I provide ditch profiles in the construction plans which will be submitted for approval? Detention volume is shown for both roadside ditches and detention basin. The detention volume provided is 227% of the calculated requirement. The site has good fall. City Staff: Drainage Profiles shall be submitted at final plat stage

NUECES ELECTRIC							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plat	Nueces Electric Cooperative would like to request for a 5-foot dedicated electrical easement along all street frontages for Stonegate Unit 2. Nearly all our subdivisions have a 5 foot EE which makes the installation and maintenance of our equipment easier for all involved.	Done.	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. No comment.