

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 10-14-20  
TRC Comments Sent Date: 11-2-20  
Revisions Received Date (R1): 11-10-20  
Staff Response Date (R1): 12-11-20  
Revisions Received Date (R2): 12-29-20  
Staff Response Date (R2): 1-11-21  
Planning Commission Date: 1-20-21

Awaited County comments; received on 10-26-20  
Resolutions sent to Nueces County on 11-16  
Awaited County comments; received on 12-10-20  
  
TRC Comments and Nueces Public Works Comments met; PC date set

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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  
plat  
Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1103

EL CABALLO SUBDIVISION (FINAL -OCL – 1.2 ACRES)  
Located south of Old Brownsville Road (FM 665) and east of FM 763

Zoned: OCL

Owner: Ruben and Belinda Perez  
Surveyor: Native Surveying (Michael J. Macinnis)

The applicant proposes to plat the property to develop two residential properties 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.	Acknowledged	Resolved		

2	Plat	Lot Numbers are required for the split parcels.	Completed	Resolved		
3	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number.	Completed	Resolved		
4	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	Not applicable, no city streets.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove all references, labels and lines representing utilities.	Completed	Addressed.		
2	Plat	Update PC Chairman to Jeremy Baugh.	Completed	Addressed.		
3	Plat	Remove note 4 on Zoning setback.	Completed	Addressed.		
4	Plat	Remove from plat, shed, carports, house, septic and all other site amenities.	Completed	Addressed.		
5	Plat	Provide square footage underneath Acreage label within platted area.	Completed	Addressed.		
6	Plat	Remove rear and side building lines.	Completed	Addressed.		

7	Plat	Update center of FM 665 as a "centerline".	Completed	Addressed.		
8	Plat	Provide a Share Access boundary within platted property. Remove boundary in Right of Way.	Completed	Addressed.		
9	Plat	Remove description of previous property within the platted area. The plat description on title is sufficient. Update plat title description with Deed information.	Completed	Addressed.		
10	Plat	Identify dashed lines from culvert on FM 763 crossing lots.	Driveway, was Removed from plat.	Addressed.		
11	Plat	Easement for water service line crossing lots to be labeled as a Private Easement.	Not required, per Public Works.	Not addressed. Will be required for service line to cross the lot line for second property.		Addressed.
12	Plat	Provide copy of permit for existing Private Septic system	Acknowledged	To be addressed prior to recordation.		
13	Plat	Provide the flood zone for the property as a Plat note with panel number.	See Note 3	Addressed.		
14	Plat	Provide front yard setback as Nueces County requirement.	50 ft. Setback shown, as required by Public Works	Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING			
Action		Yes	No
Public Improvements Required?			No

Water		No	OCL
Fire Hydrants		No	
Wastewater		No	
Manhole		No, will be on SEPTIC	This site located at the edges of Greenwood wastewater Master Plan; the nearest MH is 4' deep which means; this Owner can't connect to it.
Stormwater		No, will be on SEPTIC	No Wastewater waiver is required even though the SEPTIC tank already exists and because this project is OCL.
Sidewalks		No	Rural roads
Streets		No, ditches exists	
		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Final Plat or Replat:

Applicant Response on Waiver:	Acknowledged	
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Delete the receiving water note on the Plat and add the following note to the Plat document and to the SWQMP (The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso	Completed	Addressed.		

2	Utility Plan	The proposed 2" Water line is a private service line and no UE is required; please delete the UE from the Plat document; you don't need a 2" line for a single family home, a 1" pipe or 1 1/2" is sufficient.	<b>Acknowledged</b>	Addressed.		
3	Plat	Add the Health Department certificate for the existing SEPTIC tank onsite; we need an Engineer Certification that it is built to the City Standards or provide copy of Permit.	<b>Acknowledged</b>	Not addressed. Need County Health signature certificate on plat.		Addressed.

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting.	<b>Acknowledged</b>	Addressed.		
2	Plat	Wastewater construction is not required for platting.	<b>Acknowledged</b>	Addressed.		

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	<b>Acknowledged</b>	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.	Acknowledged	To be addressed on site development.		
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FLOODPLAIN						
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	Add note: Finished floor elevation shall be a minimum of 12" above the center of FM Highway 665/763, whichever is highest.	Completed	Addressed.		
2	Plat	Add note: Public Water provided by the City of Corpus Christi, Water Service agreement required.(sample template in Appendix D of County Regulations)	Completed	Not Addressed. To be provided to applicant by Water Utilities or Development Services.		Addressed. Utilities availability letter to be sent with approved TRC comments.
3	Plat	Add note : Septic system shall be approved by the City/County Health Department.	Completed	Not addressed. Ad signature certificate for Nueces County Health Department.		Addressed.
4	Plat	Add note: No more than one single family dwelling allowed per lot.	Completed	Addressed.		

5	Plat	Add note: Lots shall not be further subdivided.	Completed	Addressed.		
6	Plat	Add note: 50' YR on FM Highway 665 and 763	Shown on plat.	Addressed.		
7	Plat	Add note: Add recording information for existing pipeline easements.	Blanked easement to Amsco appears to be only one recorded. 50' Easement for Clelenese was constructed according to TX RRC guidelines for banket easements.	Addressed.		
8	Plat	Add note: Bonds may be required for septic/water to Lot 2.	Completed			
9	Plat	Label Lots 1 & 2	Completed	Addressed.		
10	Plat	Label Block 1.	Completed	Addressed.		
11	Plat	Move water line easement to south property line.	No easement required, as per Public Works statement.	Not Addressed		Addressed.
12	Plat	Provide approved permit for existing septic system.		Not Addressed		Addressed.
13	Plat	Will existing driveway on FM 763 be remove?	Will remain	Addressed.		
14	Plat	Remove the dashed lines depicting existing driveway.	Completed	Addressed.		
15	Plat	Remove fences.	Completed	Addressed.		
16	Plat	Remove existing utility lines.	Completed	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Note: Although OCL the water requirements for Fire Operations is questionable. Fire hydrant flow for residential areas requires 750 GPM with 20 psi residual.	<b>Acknowledged</b>	Addressed as per letter from Asst Fire Chief- Randy Paidge		
2	Plat	Note: the 4-inch water line is not sufficient to provide this water requirement. Hydrants are to be located every 600 feet. To obtain water supplies, a hose lay will not cross arterial streets. (Old Brownsville).	<b>Acknowledged</b>	Addressed as per letter from Asst Fire Chief- Randy Paidge		
3	Plat	Note: It will need to be determined if construction can take place over the top of the Celanese Pipeline.	<b>Acknowledged</b>	Addressed at setback is beyond easement.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	<b>Acknowledged</b>	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	<b>Acknowledged</b>	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.	<b>Acknowledged</b>	Addressed.		



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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.02 miles Southwest of CCIA may be subjected to noise from overflight. Possibly require an aeronautical study based on construction method.	Acknowledged	Addressed.		

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

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Acknowledged	Addressed.		

#### INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations info

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the ning

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.