

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#: NV District-4
App Received: Received 05/26/21, Processed on 06/16/21 Deadline
TRC Meeting Date: 06/24/21
TRC Comments Sent Date: 6/25/21
Revisions Received Date (R1): 6/28/21
Staff Response Date (R1): 7/07/21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 8/04/21 Public Notice Plat

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: 21PL1082

Perry’s Estates Block 5 Lots 8A & 9 (Final) 2.478 Acres
Located West of Dove Lane and South of Graham Road.

Zoned: RS-6

Owner: SAMUEL MCCAULEY & SUSAN MCCAULEY
Surveyor: BRISTER SURVEYING

The applicant proposes to plat the property to make 2 lots to facilitate development.

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			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Acknowledge all owners name in the notary certification blocks.	Added names	Addressed.		
2	Plat	Revise plat description to read as " BEING A FINAL OF.."	Revised verbiage	Revise plat description to read as " BEING A FINAL OF.." on both sheets to be recorded.	Addressed.	
3	Plat	Show continuous Dove Ln. till Don Patricio Rd. in site maps.	Linework added	Addressed.		
4	Plat	Add Health certificate block	Added health cert	Addressed.		

4	Plat	Water distribution system Acreage fees= \$719.00 x 1.26 Acres = \$905.94	Ok			
5	Plat	Wastewater system Acreage fees= \$1571.00 x 1.26 Acres = \$1979.46	Ok			
6		Water Pro-Rata- 308.13 LF x \$10.53/LF = \$3,244.61	Ok			
7	Plat	No wastewater Pro-Rata fees because the lot was platted pre-1958, qualifying for exemption under Municode Section 55-134, 7-07-21	Ok			

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please review to the Wastewater Master Plan.	Wastewater to be constructed with the Graham Estates Subdivision			

DEVELOPMENT SERVICES ENGINEERING			Applicant will be submitting a deferment agreement.	Acknowledged
Action	Yes	No		
Public Improvements Required?		No		
Water		No		
Fire Hydrants		No		
Wastewater	Yes, or a Waiver Request. Development is within the Wastewater Master Plan			
Manhole		No		
Stormwater		No		
Sidewalks		No, Developed Area with no existing sidewalks.		
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Waiver submitted, Wastewater to be constructed with the Graham Estates Subdivision	Acknowledged
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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	Acknowledged		

2	Plat	Public Improvements Plans or a Waiver Request are required; submit a .PDF copy to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Ok	Acknowledged		
3	Plat	Provide a 5-foot Utility Easement on the front of the lots.	Added 5' U.E.	Acknowledged		
4	SWQMP	Correct sheet title to "Storm Water Quality Management Plan"	Revised	Acknowledged		
5	SWQMP	Missing information under "General Information;" Legal Description and Plat number	Information added	Acknowledged		
5	SWQMP	Include the land use shown on the Current City Storm Water Master Plan under Proposed Site Conditions.	Provided	Acknowledged		
5	SWQMP	Show direction of offsite flows	Provided	Acknowledged		
5	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site into the receiving waters. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Provided	Acknowledged		
6	SWQMP	Runoff calculation indicate an increase in runoff, provide capacity calculations for the road side ditch to show the increase runoff will not impact the existing storm water system.	There is no increase as property use is unchanged with this plat	Acknowledged		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No water construction is required for platting.	Ok	Acknowledged		
2	Infor.	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Ok	Acknowledged		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No comment.	No response			

NUECES COUNTY HEALTH DEPT.

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add City-County Health department certificate/signature block to read as "STATE OF TEXAS COUNTY OF NUECES Approved by the Corpus Christi-Nueces County Health Department. This the ____ day of _____, 20____. Any private sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation. _____ Jennifer Richter, R.S., D.R. MPA Nueces County Health Department	Added certificate	Addressed.		

1	Plat	Add note to read as : " TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY(OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LTS OF ATLEAST HALF ACRE (21,780 SF). PROPERTIES WITH DRAINAGE EASEMENTS WHITIN THE PROPERTY MAY LIMIT THE BUILDING AND AMENITIES FOOTPRINT. ALL LOTS AND STRUCTURES SHALL ADHERE TO TCEQ OSSF DISPOSAL, DESIGNS AND REQUIREMENTS."	Added note #9	Addressed.		
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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			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Dove Ln. width is substandard and terminates at a dead-end. This affects emergency services response.	Ok			
2	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual (single-family residences)	Ok			
3	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Ok			
4	Info:	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			
5	Info:	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			
6	Info:	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			

7	Info:	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			
8	Info:	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			
9	Info:	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			
10	Info:	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			
11	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. The Fire Department will not accept a hammerhead design as a turnaround provision.	Ok			

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

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

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

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

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

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

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

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

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

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.