

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:
TRC Meeting Date: 4-1-21
TRC Comments Sent Date: 4-16-21
Revisions Received Date (R1): 6-18-21 Sent to Nueces County Nueces County returned comments on 7-28-21
Staff Response Date (R1): 8-3-21 TRC and County comments met PC date set
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 8-18-21 Waiver requested. Submitted with plat to PC.

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: 21PL1030

COUNTRY ACRES SUBDIVISION, LOTS 4A & 4B (REPLAT – 2.34 ACRES)
Located east of FM 1889 and north of CR 48.

Zoned: OCL

Owner: Enrique and Palmira Mendez
Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to construct a residential home.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	NOTED	Addressed.		
2	Plat	Current ROW width of CR 48 is 55'. Pls revise.	DONE	Addressed.		
3	Plat	Remove Block 0 from plat. (UDC 8.2)	DONE	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct the Location Map with FM 1889.	DONE	Addressed.		
2	Plat	Remove Block # from plat title and plat.	DONE	Addressed.		
3	Plat	Change BL to YR.	DONE	Addressed.		
4	Plat	CR 48 is designated as an A2 Arterial street with 100' right of way. Provide addition street dedication to meet the half street distance.	DONE	Addressed.		
5	Plat	Hatch the street dedication. Provide dimensions and square footage.	DONE	Addressed.		
6	Plat	Update the acreage and square footage under Lot label without the street dedication.	DONE	Addressed.		
7	Plat	Add to plat note 1, "with street dedication"	DONE	Addressed.		
8	Plat	Misspelling on Health certificate.	DONE	Addressed.		
9	Plat	Update Plat note 7 with correct jurisdiction for driveway permit (Nueces County Public Works).	DONE	Addressed.		
10	Plat	Update the DS Engineer certificate with Brett Flint, PE as DS Engineer.	DONE	Addressed.		

NUECES COUNTY PUBLIC WORKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove note no.6.	DONE	Addressed.		
2	Plat	Add note: Subdivider shall provide water service to all lots.	DONE	Addressed.		
3	Plat	Add note: Subdivider shall provide septic systems to all lots.	DONE	Addressed.		

4	Plat	Add note: Septic systems shall be approved by the City/County Health Department.	DONE	Addressed.		
5	Plat	Add note: No more than one single family dwelling allowed per lot.	DONE	Addressed.		
6	Plat	Add note: Lots shall not be subdivided.	DONE	Addressed.		
7	Plat	Add to note 5: Finished floor elevation shall be minimum of 12" (inches) above or higher than center line of road.	DONE	Addressed.		
8	Plat	Revise note 7 to read: Private driveways and culverts shall be installed by the subdivider; Nueces County Public Works Department will review and approved the driveways in accordance to Nueces County driveway policy.	DONE	Addressed.		
9	Plat	Submit a driveway plan and cross-section.		To be addressed on Site Development		
10	Plat	Add note: Nueces County does not require Building Permits.	DONE	Addressed.		
11	Plat	Provide a Subdivision Construction Agreement to be filed with the final plat.		To be addressed prior to Recordation		
12	Plat	Provide a Final Engineering Report for the Water and On-Site Sewage Facilities per Ch. II, Sec. 32 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.		Addressed.		

13	Plat	Provide Financial Guarantee for the public infrastructure to include: Water and On-Site Sewage Facilities per the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.		To be addressed prior to Recordation		
14	Plat	Correct the plat name on the water service agreement.	CAN WE LEAVE THIS AS IT IS? WHAT IS SHOWN IS THE ADDRESS OF THE PROPERTY.	Addressed.		
15	Plat	The original water service agreement shall be filed with the plat.	SHOWN	Addressed.		
16	Plat	More comments may follow at later date	NOTED	Addressed.		

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?		
Water	Nueces County Water (NCWD#3)	
Fire Hydrants	Nueces County Water (NCWD#3)	
Wastewater	Yes, as per City of Corpus Christi Master Plan	
Manhole	Yes, as per City of Corpus Christi Master Plan	
Stormwater	Nueces County Storm Drainage	
Sidewalks		No
Streets		No

WW Waiver to be submitted with Plat to PC.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		Sanitary Sewer waiver is recommended
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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	NOTED	Addressed.		
2	Plat	Site is located within the Nueces County Water Service District. Contact Nueces County WCID 3		Addressed.		
3	Plat	Provide a 10- foot Utility Easement along the frontage	DONE	Addressed.		
3	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.	SEE DRAINAGE NOTES ON SWQMP DATED NOVEMBER 02, 2020	Addressed.		
4	SWQMP	Provide a drainage plan showing elevations and contours, and pre-development and post development draining direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	SEE SWQMP DATED NOVEMBER 02, 2020	Addressed.		

5	SWQMP	Provide ditch cross sections for existing and proposed drainage structures, with flow line and Hydraulic grade lines for design events. (UDC 8.2.8, Municipal Code 14.1002 and 14.1003)	TO BE PROVIDED IN FUTURE WITH CONSTRUCTION PLANS WHEN DEVELOPMENT OCCURS	Addressed.		
6	SWQMP	Provide anticipated flows at the outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	TO BE PROVIDED IN FUTURE WITH CONSTRUCTION PLANS WHEN DEVELOPMENT OCCURS	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please contact Nueces County Water Control & Improvement District #3 for Water comments.		Addressed.		
2	Plat	Please contact Nueces County Water Control & Improvement District #3 for Wastewater comments.	THIS COMMENT DOES NOT APPLY SINCE WE WILL BE PURSUING A WASTEWATER WAIVER TO DO SEPTIC.	Addressed.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Nueces County Public Works jurisdiction for driveway.	NOTED	To be addressed with Site Development		

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	Standard Fire flow for a residential occupancy requires at least 750 GPM with 20 psi residual	NOTED			

2	Plat	Note: If it is feasible, a means of fire protection should be considered (Well/Tank/Pump, etc).	NOTED			
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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. replat is not located along an existing or foreseeably planned CCRTA service route	NOTED	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-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		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, not adjacent to TxDOT right-of-way.	NOTED	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.		Addressed.		
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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.
- 2. No city development fees assessed as property is within a Nueces County Water District.