

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS-COMMENT RESOLUTION

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: 4-28-21

TRC Meeting Date: 5-27-21

TRC Comments Sent Date: 6-7-21

Revisions Received Date (R1): 9-3-21

Staff Response Date (R1): 9-20-21

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 9-29-21

sent to Nueces County Received on
County response on 9-9-21

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: 21PL1070

HALE HORSE RANCH, BLOCK 1, LOT 1 (FINAL – 1.64 ACRES)

Located north of FM 665 and west of CR 763 along CR 32.

Zoned: OCL Outside City Limits

Owner: J & N Hill Country Investments, LLC

Surveyor: Bass & Welsh Engineering

The applicant proposes to plat the property to obtain a Water Contract with City of Corpus Christi for water service.

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)	NOTED	Completed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Location Map make road names and numbers more clearly.	COMPLIED	Completed		
2	Plat	Update DS Engineer as Brett Flint, PE.	COMPLIED	Completed		
3	Plat	Update PC Chairman as Jeremy Baugh.	COMPLIED	Completed		
4	Plat	For private service lines crossing lot lines, provide private easement recording information. Public lines will require a Public UE.	NOTED	Completed		
5	Plat	Water Distribution System acreage fee – 1.64 acres x \$719.00/acre = \$1,179.16	NOTED	Completed		
6	Plat	Wastewater System acreage fee – 1.64 acres x \$1,571.00/acre = \$2,576.44	NOTED	Completed		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	For Development, Water line approximately 0.5 miles	
Water		No
Fire Hydrants		
Wastewater	Within the Waste Water Master Plan, a Waiver will be required for an OSSF.	No
Manhole		No
Stormwater		No, Rural Area
Sidewalks		No
Streets		

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	NOTED, NO DEVELOPMENT OF SITE IS ANTICIPATED	Completed		
2	Utility	There are two utility lines shown in the Web Drive R-o-W. With one label, "8" Clay Wastewater Line" identify and label the second utility.	THIS DOESN'T APPEAR TO BE RELAVAENT TO THIS PLAT. NO WEB DR SHOWN	Completed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	NOTED	Completed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	NOTED	Completed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	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)	NOTED	Completed		
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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	Plat	Note: An OCL Water Contract obligates the developer to all of the Laws enforced by the City, including the Fire Codes.	NOTED, NO DEVELOPMENT IS ANTICIPATED IN THE NEAR FUTURE	Completed		
2	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	NOTED, NO DEVELOPMENT IS ANTICIPATED IN THE NEAR FUTURE	Completed		
3	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	NOTED	Completed		
4	Plat	Water Distribution Standards: Mercantile/Commercial and industrial Areas: Light Mercantile areas shall have 1,500 GPM with 20 psi residual Industrial areas shall have 3,000 GPM with 20 psi residual.	NOTED	Completed		
5	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The min. arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	NOTED	Completed		

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This O.C.L. final is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Completed		

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES COUNTY PUBLIC WORKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add note: Finished floor elevation shall be minimum 12 inches above the center of CR 32.	Completed	Completed		
2	Plat	Add note: Public Water provided by City of Corpus Christi; Water Service Agreement required.	Completed	To be completed prior to recordation.		
3	Plat	Add note: Septic systems shall be approved by the City/ County Health Department.	Completed	Completed		
4	Plat	Add note: No more than one single family dwelling allowed per lot.	By what authority is this requirement made ?	Not addressed.		
5	Plat	Add note: Lot shall be no further subdivided,	I can not do this. By what authority does the county make this requirement?	Not addressed.		
6	Plat	Add note: Bonds may be required for septic/ water to lot 1, Blk 1,	Completed	Completed		
7	Plat	Add note: Driveway shall be permitted and approved by the Nueces County Public Works.	There was a system on the site but has been abandoned and demolished. Any new system will be permitted prior to installation.	Completed		
8	Plat	Provide approved permit for existing septic system.	Completed	Completed		
9	Plat	Label original parent tract corner	Completed	Completed		
10	Plat	Remove north R.O.W. line extension of CR 32.	Completed	Completed		

			Not sure what this means. The plat references the description of the parent tract and has been verified by our survey. Don't see any reason for any more than that.			
11	Plat	Add history of legal description.		Completed.		
12	Plat	More comments may follow at later date.	Completed	Completed		

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. NOTED

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. NOTED

Additional comments may be issued with the subsequent submittal plans associated with the property development. NOTED

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. NOTED