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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/OCL: MJO													
App Received: 3-10-21													
TRC Meeting Date: 3-15-21 Awaiting Comments from Nueces County													
TRC Comments Sent Date: 5-3-21													
Revisions Received Date (R1): 8-10-21 and sent to County													
County returned comments on 8-26-21													
Staff Response Date (R1): 8-27-21													
Revisions Received Date (R2): 8-30-21													
Staff Response Date (R2): 9-3-21													
Planning Commission Date: 9-29-21													
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: <u>21PL1037</u>													
DRILLEN SUBDIVISION (FINAL – 9.59 ACRES)													
Located west of CR 73 and north of Northwest Boulevard													
Zoned: OCL													
Owner: Butch Drillen													
Surveyor: Texas Geo Tech Land Surveying													
The applicant proposes to plat the property to develop a 21 Lot Residential Subdivision.													
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	Resolved									
2	Plat	Correct the deed reference for River Hills Baptist Church tract.	NO INFORMATION AVAILABLE	Resolved									
3	Plat	Provide Deed Documents for properties along western boundary. (TSPS Manual of Practice Category 1A: Land Title Survey, Section I; Adjoiner)	NO INFORMATION AVAILABLE	Resolved									
4	Plat	Location map font is not legible.		Resolved									
LAND DEVELOPMENT													
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution							
1	Plat	Update the DS Engineer certificate with Brett Flint, P.E.	DONE	Addressed									
2	Plat	Provide a closer, larger and readable Location Map	DONE	Addressed									
3	Plat	Update the signature certificates with current year.	DONE	Addressed									
4	Plat	Show UE's and Building Lines for adjacent east properties.	DONE	Addressed									
5	Plat	Provide a 15' UE along the frontage.	DONE	Addressed									

6	Plat	Remove the utilities off the plat.	DONE	Addressed												
7	Plat	Provide approval of TXDoT driveway approval for each Lot. For shared driveways, provide dimensioned boundary of Access Easement on plat with a plat note indicating lots having shared access.	SEE NOTE # 7	Not addressed. Boundary and label should be on the plat.	PLEASE SEE NOTE # 7 AND IS SHOWN ON THE PLAT ALSO	Addressed										
8	Info	Water Distribution System acreage/lot fee not assessed for other government entities.	NOTED	To be addressed prior to recordation.												
9	Plat	Wastewater System acreage fee – 9.59 acres x \$1,571.00/lot = \$15,065.89	NOTED	To be addressed prior to recordation.												
Nueces County Public Works																
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution										
1	Plat	Add note: Minimum finished floor elevation shall be 12” or higher above F.M. 624 or as directed by engineer/surveyor.	NOTED	Not addressed.	PLEASE SEE NOTE # 13	Addressed										
2	Plat	Add note: Only one single family dwelling per lot.	DONE	Addressed												
3	Plat	Add note: Subdivider shall provide water and septic to each lot.	DONE	Addressed												
4	Plat	Label adjacent Property Owner and recording information.	SOME INFO IN NOT AVAILABLE	Not addressed. Consult nuecescad.net	DONE	Addressed										
5	Plat	Add recording information for pipeline easement to the east.		Not addressed. See previous property Deeds.	ADDED	Addressed										
6	Plat	Provide approved letter from TxDot for driveway onto both lots.	THE DRIVEWAY IS GRANDFATHER	Not addressed.	THE EXISTING DRIVEWAY IS GRANDFATHER IN.	Addressed										
7	Plat	Ingress-egress easement may be required for driveway access.	IS GOING TO BE A SHARE DRIVEWAY ACCESS, SEE NOTE #7	Not addressed. Add shared driveway easement at common lot line for lots 1 &2.	PLEASE SEE NOTE # 7 AND IS SHOWN ON THE PLAT ALSO	Addressed										
8	Plat	Add note: Public Water shall be provided by River Acres Water Supply.	ADDED	Addressed												
9	Plat	Add note: Septic system shall be approved by City/County Health Department.	ADDED	Addressed												
10	Plat	Add note: Add Health Department Certificates.		Addressed												
11	Plat	Add note: Lots shall not be further subdivided.	ADDED	Addressed												
12	Plat	Correct owner certification.		Addressed												
13	Plat	More comments may follow at later date.														
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?			River Acres Water System													
Water			River Acres Water System		No water construction required											
Fire Hydrants			River Acres Water System		No FH construction required											
Wastewater			River Acres Water System		Waiver required for private system.											
Manhole			River Acres Water System													
Stormwater			Depending on Final Design			See Responses below regarding Texas Water Code.										
Sidewalks				No												

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Streets				No													
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											
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	Public Improvement Plans may be required for Water and Wastewater depending on the services available through the River Acres Water System	NOTED	To be Addressed with WW Waiver for private system.													
3	Plat	Provide a 15-foot Utility easement along Northwest Blvd.	ADDED	Addressed													
3	Plat	Location Map is difficult to read, please provide a larger scale, or highlight key street names.	FIXED	Addressed													
4	SWQMP	Provide a drainage plan showing pre-development and post development draining direction, including off-site contributions. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	A stormwater management plan has been prepared and is attached to this response.	Addressed													
5	SWQMP	increased surface flows, resulting from development, to adjacent properties could create a liability. Development will need to address storm water collection and routing.	The proposed development will be limited to two single family residential units (refer to Nueces County Public Works comment #2) on a total of 9.59 acres. The anticipated net increase in surface runoff is considered to be	Accepted, applicant to be aware of Texas Water code regarding runoff to adjacent properties.													
6	SWQMP	Provide anticipated flows in each outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	The proposed level of development (see response to comment #5 above) is not anticipated to affect existing overland drainage patterns. Existing elevations and flow patterns are noted on the attached storm water management plan.	Accepted, applicant to be aware of Texas Water code regarding runoff to adjacent properties.													
UTILITIES ENGINEERING																	
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution											
1	Plat	Please contact the River Acres Water System for water comments.		Letter from RAWS acknowledged.													
2	Plat	Please contact River Acres Water System for wastewater comments.		Letter from RAWS acknowledged.													
TRAFFIC ENGINEERING																	

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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)	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	Note: If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump, etc.). The min. water supply needed for a residential fire would require 750 GPM with 20 PSI residual.		To be addressed with Nueces County Public Workds and Water District.												
	2 Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.		To be addressed with Site development.												
	3 Plat	Note: If adequate fire flows are not available from the water purveyor who holds of the Certificate of Convenience and Necessity (CCN) for area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, the City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.		To be addressed with Site development.												
	4 Plat	Note: There are no roads laid out on this plan review. Fire apparatus roads will be required meeting the following guidelines:		To be addressed with Site development.												
	5 Plat	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.		To be addressed with Site development.												
	6 Plat	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.		To be addressed with Site development.												
	7 Plat	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.		To be addressed with Site development.												

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8	Plat	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.		To be addressed with Site development.															
9	Plat	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.		To be addressed with Site development.															
10	Plat	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		To be addressed with Site development.															
11	Plat	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.		To be addressed with Site development.															
12	Plat	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.		To be addressed with Site development.															
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													
2	Plat	UDC 8.3.5 Land Dedication Dedication requirement = .02 acre.																	
3	Plat	Cash in lieu of land fees should be calculated at .02 x value of an acre (max \$62,500) = \$1,250.00		To be addressed prior to recordation.															
4	Plat	UDC 8.3.5 Park Development Fee Park Development Fees: 2 x \$200 = \$400		To be addressed prior to recordation.															
REGIONAL TRANSPORTATION AUTHORITY																			
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution													
1	Plat	This O.C.L. final plat is not located along an existing or foreseeably planned CCRTA service route.		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	Add the following notes to the Plat general notes on Plat Sheet 1;		Addressed												
2	Plat	1) No additional access to either lot, except at the shared access easement location as graphically plotted on this Plat. Any access to FM 624 (Northwest Blvd.), within shared access easement area, shall meet most current TxDOT Access Management guidelines and Road Design manual. Access shall have TxDOT approval.		Not addressed. Boundary and label should be on the plat.	PLEASE SEE NOTE # 7 AND IS SHOWN ON THE PLAT ALSO	Addressed										
3	Plat	2) Any drainage to FM 624 (Northwest Blvd.) shall meet the TxDOT Hydraulic Manual requirements and guidelines and shall have TxDOT approval.		Not addressed. Provide note.	NOTED	Addressed										
4	Plat	Access spacing due to TxDOT Access Management and a posted speed limit of 60 mph is 425 ft in this area. This spacing cannot be met due to existing conditions. Developer to provide a platted shared access easement centered on the lot lines for both Lot 1 and Lot 2.		Not addressed. Boundary and label should be on the plat.	PLEASE SEE NOTE # 7 AND IS SHOWN ON THE PLAT ALSO	Addressed										
NUECES ELECTRIC																
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution										
1	Plat	No comment.		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. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.																