

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: 7-9-21  
TRC Meeting Date: 7-22-21  
TRC Comments Sent Date: 7-23-21  
Revisions Received Date (R1): 7- 29-21 PI revision received on 8-30-21 Sent Plat and PI comments to Nueces County on 8-31-21  
Staff Response Date (R1): 9-20-21 Both plat and PI's  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date:

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: 21PL1103

CAROLINE'S HEIGHTS UNIT 1 (FINAL – 18.72 ACRES)  
Located south of FM 2444 and east of CR 43.

Zoned: OCL

Owner: Cypress Point Capital, LLC  
Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a 28 unit Residential Subdivision.

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.	Adressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide street right of way distances.	Done.	Adressed.		
2	Plat	Provide square footage (acreage) for the street dedication for CR 43.	Done.	Adressed.		
3	Plat	Provide the 10' UE for Block 1.	Done.	Adressed.		
4	Plat	Provide half street distance to property line from CR 43 street centerline	Done.	Adressed.		
5	Plat	Street dedication and Easement should be provided on this plat for street construction of CR 43 to FM 2444 and water line construction. Or Utility Easement can be done separately.	UE Separately as requested.	To be addressed prior to recording.		
6	Plat	Provide Health certificate for private Waste water systems.	Done.	Adressed.		

7	Plat	Water Distribution System acreage fee – 18.72 acres x \$719.00/acre = <b>\$13,459.68</b>	<b>Ok</b>	To be addressed prior to recording.		
8	Plat	Wastewater System acreage fee – 18.72 acres x \$1,571.00/acre = <b>\$29,409.12</b>	No public SS provided	To be addressed prior to recording.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	YES	
Water	YES	
Fire Hydrants	YES	
Wastewater		No, Dept. of Health Certification for OSSF
Manhole		No
Stormwater	per Nueces County PI Comments	
Sidewalks		No, OCL Rural Area
Streets	per Nueces County PI Comments	

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	OK	To be addressed Public Improvements.		
		Public Improvements Plans are required for review by the City and Nueces County; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Ok	To be addressed Public Improvements.		
2	Plat	Include proposed road Section for CR 43	County to build this road, not developer	Addressed due to agreement with Nueces County		
3	Utility	Proposed water loop is not clear. Provide a larger scale drawing or details to show where the Proposed 12-inch line connects to existing water line, where the proposed 6-inch loop line connects at the development, and where and how the proposed 6-inch line ties in at the existing tap off of the 42-inch water line.	This is shown in construction plans which have been submitted to the city and county for approval.	To be addressed on Public Improvements		
4	SWQMP	Nueces County to comment on drainage (SWQMP).	OK.	To be addressed Public Improvements.		



		Is the intent to allow drainage from the site to sheet flow to the existing ditches? This may not be consistent with Texas Water Code. Runoff from the site needs to be channeled and directed to an existing drainage structure.	This is shown in construction plans which have been submitted to the city and county for approval.	County road will have roadside ditches.		
5	SWQMP					
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).	Ok	To be addressed Public Improvements.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	No public waste water	To be addressed Public Improvements.		
TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat:	Show typical section for High Street.	Done in submitted construction plans	To be addressed Public Improvements.		
2	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	To be addressed Public Improvements.		
3	Infor:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK	To be addressed Public Improvements.		
4	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok	To be addressed Public Improvements.		
5	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok	To be addressed Public Improvements.		
6	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK	To be addressed Public Improvements.		



7	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK	To be addressed Public Improvements.		
8	Infor:	The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City’s Traffic Engineering Department to meet the City’s continuous lighting standards.	OK	To be addressed Public Improvements.		
9	Infor:	The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok	To be addressed Public Improvements.		

#### SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment...I don’t see a clear dimension noted for the street width.		Adressed.		

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	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.). Once they build out the water mains, they are required to enter into an OCL Water Contract. This OCL Water Contract obligates the developer to ALL of the Laws enforced by the City, including the Fire Codes.	OK	To be addressed Public Improvements.		



2	Info.	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.	Ok	To be addressed Public Improvements.		
3	Info.	Fire flow for residential areas require 750 GPM with 20 psi residual	Ok	To be addressed Public Improvements.		
4	Infor:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Ok	To be addressed Public Improvements.		
5	Info.	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Ok	To be addressed Public Improvements.		
6	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	To be addressed Public Improvements.		
7	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	To be addressed Public Improvements.		
8	info.	503.1.1 (amendment) Buildings and facilities: 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. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Ok	To be addressed Public Improvements.		
9	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	To be addressed Public Improvements.		
10	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	To be addressed Public Improvements.		



11	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	To be addressed Public Improvements.		
12	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	To be addressed Public Improvements.		
13	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	To be addressed Public Improvements.		
14	Info.	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	OK	Addressed.		
15	Info.	Exception 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	ok	Addressed.		
16	Info.	Note: At this time, CR 43 appears to be a substandard road that would affect emergency vehicle response. It is the only point of access and should be completed. It should meet the standards of fire apparatus roads cited above prior to going vertical with any structure.	ok	To be addressed Public Improvements.		

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	<b>UDC 8.3.5 Land Dedication.</b>		Addressed.		
2	Plat	Dedication requirement = .28 acre.		To be addressed prior to recordation.		
3	Plat	Cash in lieu of land fees should be calculated at .28 x value of an acre (Max 62,500/acres) = <b>\$17,500</b> total payment	OK	To be addressed prior to recordation.		
4	Plat	<b>UDC 8.3.5 Park Development Fee</b>	Ok	To be addressed prior to recordation.		
5	Plat	Development Fees: 28 x \$200 = <b>\$5,600</b>	Ok	To be addressed prior to recordation.		



REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final O.C.L. plat is not located along an existing or foreseeably planned CCRTA service route.	Ok	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located outside APZ-2 at NOLF Waldron. May be subjected to occasional overflight and aircraft noise.	OK	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	OCL. 3.4 Miles South of Cabaniss ALF. May be subject to overflight noise. This property has been identified as being located within the navigable airspace of Cabaniss ALF. Please place the following note on the plat: The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.	Done.	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 to General Notes on sheet 1;		Addressed.		
2	Plat	Any access to FM 2444 (Staples Rd), shall meet TxDOT Access Management Manual and Roadway Design Manual guidelines and specifications. Access shall have TxDOT approval.	Lots in this plat have no access to S. Staples Street.	Addressed. Existing access to FM 2444.		
3	Plat	Any storm water discharge to FM 2444 (Staples Rd.) shall be reviewed and have TxDOT approval.	Drainage from this site does not flow to S. Staples Street	To be addressed with CR 43 improvements.		

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.