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** 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	SIS					
No.	Sheet	Comment	Applicant Response	Staff Resol		
		Plat closes to acceptable engineering standards. (TSPS Manual of				
		Practice Appendix A, Condition 3; Suburban Traverse Error of				
1	Plat	Closure)	OK.	Adressed.		

LAND DEVEL	OPMENT				
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.		
	Provide half street distance to property line from CR 43 street				
4 Plat	centerline	Done.	Adressed.		
	Street dedication and Easement should be provided on this plat for				
	street construction of CR 43 to FM 2444 and water line construction.	<b>UE Separately as</b>	To be addressed prior to		
5 Plat	Or Utility Easement can be done separately.	requested.	recording.		
6 Plat	Provide Health certificate for private Waste water systems.	Done.	Adressed.		

### **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.\*\*\*

Sent Plat and Pl comments to Nueces County on 8-31-21

Applicant Response	Staff Resolution



	Water Distribution System acreage fee – 18.72 acres x \$719	.00/acre	To be addre
7 Pla	at = <b>\$13,459.68</b>	Ok	recording.
	Wastewater System acreage fee – 18.72 acres x \$1,571.00/a	acre =	To be addre
8 Pla	at <b>\$29,409.12</b>	No public SS provided	recording.

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

# DEVELOPMENT SERVICES ENGINEERING Action

Public Improvements Required?

Water Fire Hydrants

Wastewater Manhole

Stormwater Sidewalks

Streets

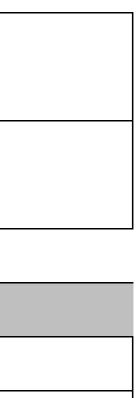
Refer to UDC Section 3.8.3.D Waivers if applicable.

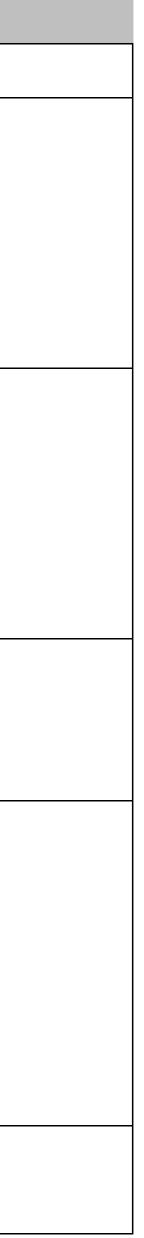
### **Applicant Response on Waiver:**

VELOPME	ENT SERVICES ENGINEERING				
b. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	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		To be addressed Public		
1 Plat	onto and through the property per UDC 8.2.8.B.2	ОК	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		To be addressed Public		
	Final Plat Recordation, UDC 8.1.3.A	Ok	Improvements.		
		County to build this road	Addressed due to agreement		
2 Plat	Include proposed road Section for CR 43	not developer	with Nueces County		
	Proposed water loop is not clear. Provide a larger scale drawing or	This is shown in			
	details to show where the Proposed 12-inch line connects to existing				
	water line, where the proposed 6-inch loop line connects at the	have been submitted to			
	development, and where and how the proposed 6-inch line ties in at	the city and county for	To be addressed on Public		
3 Utility	the existing tap off of the 42-inch water line.	approval.	Improvements		
			To be addressed Public		
4 SWQM	P Nueces County to comment on drainage (SWQMP).	OK.	Improvements.		

Yes	Νο
YES	
YES	
YES	
	No, Dept. of Health
	<b>Certification for OSSF</b>
	No
per Nueces County PI	
Comments	
	No, OCL Rural Area
per Nueces County PI Co	omments

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3.	
dressed prior to	
5.	

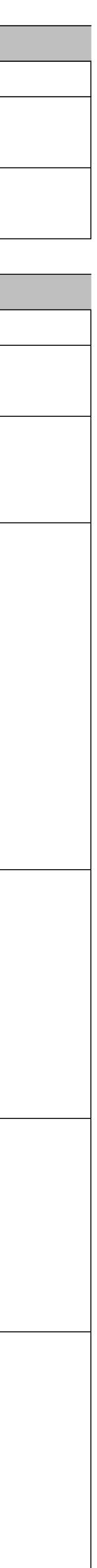




		Is the intent to allow drainage from the site to sheet flow to the existing ditches? This may not be consistent with Texas Water Code. Runoff from the site needs to be channeled and directed to an				
_			the city and county for	County road will have		
		P existing drainage structure.	approval.	roadside ditches.		
JTILI	TIES EN	IGINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	<b>Comment</b> Water construction is required for platting (UDC 1.2.1.D & 8.2.6;	Applicant Response	Staff ResolutionTo be addressed Public	Applicant Response	Staff Resolution
	<b>Sheet</b> Plat		Applicant Response Ok		Applicant Response	Staff Resolution
		Water construction is required for platting (UDC 1.2.1.D & 8.2.6;		To be addressed Public	Applicant Response	Staff Resolution

TRAFFI	C ENG	INEERING				
No. Sh	heet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
			Done in submitted	To be addressed Public		
1 Pla	lat:	Show typical section for High Street.	construction plans	Improvements.		
		Proposed driveway access to a public City Street shall conform to				
		access management standards outlined in Article 7 of the UDC (UDC		To be addressed Public		
2 In <sup>-</sup>	for:	7.1.7)	Ok	Improvements.		
		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		To be addressed Public		
3 In	for:	Article 8.1.3.A	ОК	Improvements.		
		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				
	ſ	furnishing and installing "STOP" signs. Reference: Texas MUTCD		To be addressed Public		
4 In	itor:	based on CC UDC Article 8.1.3.A	Ok	Improvements.		
		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		To be addressed Public		
5 In	for:	City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok	Improvements.		
		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		To be addressed Public		
6 In	for:	CC UDC Article 8.1.3.A	ОК	Improvements.		

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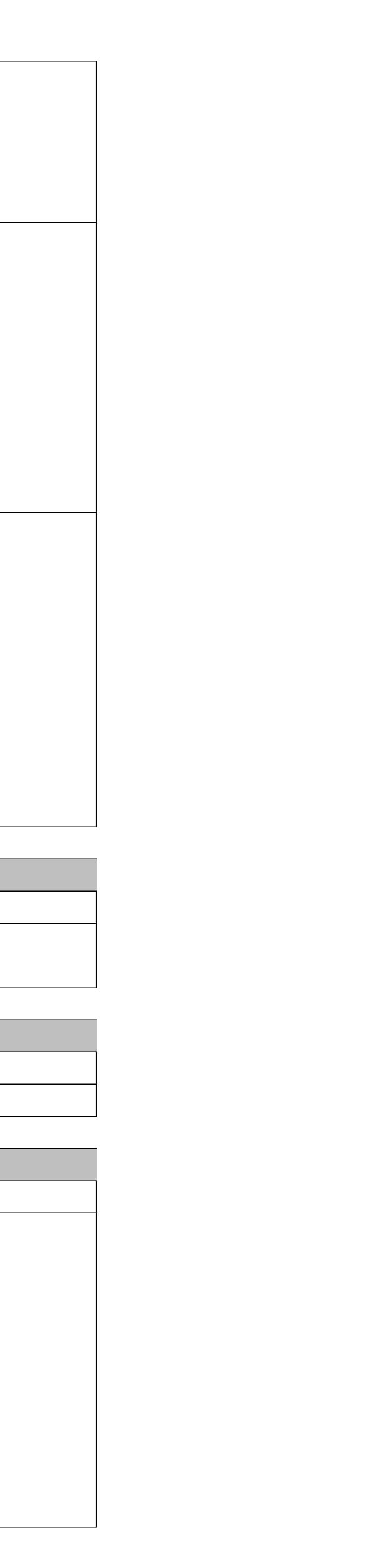
7 Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A		To be addr Improveme
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.		To be addr Improveme
	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		To be addr
9 Infor:	street lighting system, once this process is complete.	Ok	Improveme

SO	SOLID WASTE					
No	. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No commentI don't see a clear dimension noted for the street				
	1 Plat	width.		Adressed.		

F	FLOODPLAIN					
ſ	Io. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1 Plat	No comment.		Adressed.		

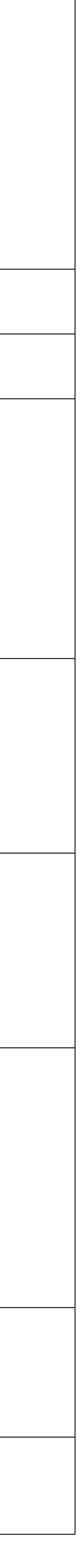
FIRE	E DEPART	MENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		If a property gets platted that is OCL and within the City's CCN				
		District for Water (drawn up by State Law), they are subject to				
		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		To be addressed Public		
	L Infor:	Codes.	ОК	Improvements.		

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nents.	



		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		To be addressed Pu
	2 Info.	the CCN.	Ok	Improvements.
				To be addressed Pu
	3 Info.	Fire flow for residential areas require 750 GPM with 20 psi residual	Ok	Improvements.
		507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire		To be addressed Pu
	1 Infor:	hydrants to be located every 600 feet apart.	Ok	Improvements.
				improvements.
		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		To be addressed Pu
	5 Info.	available.	Ok	Improvements.
		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		To be addressed Pu
6	5 Info.	least 75,000 pounds.	Ok	Improvements.
		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		To be addressed Pu
7	7 info.	least 75,000 pounds.	ОК	Improvements.
		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		To be addressed Pu
8	3 info.	before going vertical with any structure.	Ok	Improvements.
		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		To be addressed Pu
	) Info.	inches.	ОК	Improvements.
		D103.1 Access road width with a hydrant. Where a fire hydrant is		
		located on a fire apparatus access road, the minimum road width		To be addressed Pu
10	) Info.	shall be 26 feet, exclusive of shoulders	Ok	Improvements.

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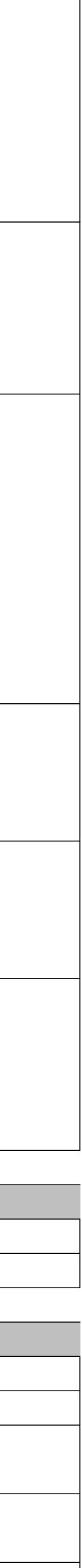
16 Info.	structure.	ok	Improvements.
	access and should be completed. It should meet the standards of fire apparatus roads cited above prior to going vertical with any		To be addressed P
	Note: At this time, CR 43 appears to be a substandard road that would affect emergency vehicle response. It is the only point of		
15 Info.	code official.	ok	Addressed.
	will connect with future development, as determined by the fire		
	access road shall not be increased unless fire apparatus access roads		
	Exception 2. The number of dwelling units on a single fire apparatus		
14 Info.	dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	ОК	Addressed.
	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of		
13 Info.	wording, "Fire Lane-No Parking" at 15-foot intervals.	Ok	Improvements.
	lieu of signs, fire lanes may be marked along curbing with the		To be addressed P
	which have the words:" Fire Lane-No Parking" at 50-foot intervals. In		
	designation of a fire lane can be marked with conspicuous signs		
	identify such roads to prohibit the obstruction thereof. The		
	FIRE LANE shall be provided for fire apparatus access roads to		
	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-		
	503 3 Marking, Whore required by the fire code official approved		
12 Info.	in sections D103 shall always be maintained.	Ok	Improvements.
	parking of vehicles. The minimum widths and clearances established		To be addressed P
	access roads shall not be obstructed in any manner, including the		
	503.4 Obstruction of fire apparatus access roads. Fire apparatus		
11 Info.	32 feet.	Ok	Improvements.
	park a vehicle on the street, the minimum width of the street shall be		To be addressed P
	parking is allowed on one side of the street. If a resident wants to		
	minimum road width is 26 feet unobstructed. In this instance, no		
	the street. Where a fire hydrant is located on the street, the		
	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of		

GAS	GAS			
No.	Sheet	Comment	Applicant Response	Staff Resolu
1	Plat	No comment.		Addressed.

PARKS					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	UDC 8.3.5 Land Dedication.		Addressed.		
			To be addressed prior to		
2 Plat	Dedication requirement = .28 acre.		recordation.		
	Cash in lieu of land fees should be calculated at .28 x value of an acr	e	To be addressed prior to		
3 Plat	(Max 62,500/acres) = <b>\$17,500</b> total payment	ОК	recordation.		
			To be addressed prior to		
4 Plat	UDC 8.3.5 Park Development Fee	Ok	recordation.		
			To be addressed prior to		
5 Plat	Development Fees: 28 x \$200 = <b>\$5,600</b>	Ok	recordation.		

To be addressed Public         Improvements.         To be addressed Public         Improvements.         Improvements.         To be addressed Public         Improvements.         Addressed.         Addressed.         Addressed.         Improvements.         Improvements.		
Improvements.       Improvements.         To be addressed Public       Improvements.         Addressed.       Improvements.         Addressed.       Improvements.         To be addressed Public       Improvements.         To be addressed.       Improvements.         To be addressed.       Improvements.         To be addressed.       Improvements.         To be addressed.       Improvements.		
Improvements.       Improvements.         Addressed.       Improvements.         Addressed.       Improvements.         Addressed.       Improvements.         To be addressed Public       Improvements.		
Improvements.       Improvements.         Addressed.       Improvements.         Addressed.       Improvements.         Addressed.       Improvements.         To be addressed Public       Improvements.		
Addressed.		
To be addressed Public	Addressed.	
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	To bo addroccod Dublic	

lution	Applicant Response	Staff Resolution
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No. Sheet	Comment	<b>Applicant Response</b>	Staff Resol
	This final O.C.L. plat is not located along an existing or foreseeably		
1 Plat	planned CCRTA service route.	Ok	Addressed.

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

# CORDUS CHRISTI INTERNATIONAL AIRPORT

No. Sheet	Comment	Applicant Response	Staff Resol
	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		
1 Plat	Regulations.	Done.	Addressed

AEP-TRANSMISSION				
No. Sheet	Comment	Applicant Response	Staff Resol	
1 Plat	No comment.		Addressed.	

# AFP\_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.		
		Any access to FM 2444 (Staples Rd), shall meet TxDOT Access	Lots in this plat have no			
		Management Manual and Roadway Design Manual guidelines and	access to S. Staples	Addressed. Existing access to		
2	Plat	specifications. Access shall have TxDOT approval.	Street.	FM 2444.		
			Drainage from this site			
		Any storm water discharge to FM 2444 (Staples Rd.) shall be	does not flow to S. Staples	To be addressed with CR 43		
3	Plat	reviewed and have TxDOT approval.	Street	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

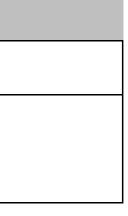
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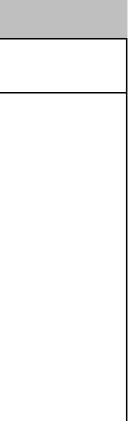
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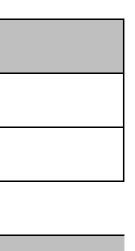
lution	Applicant Response	Staff Resolution
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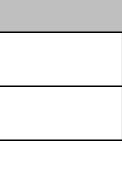
lution	Applicant Response	Staff Resolution
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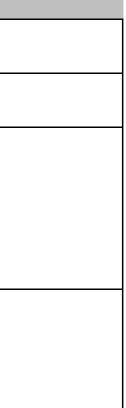


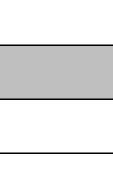












Page 7

# 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.