

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#: SR/OCL
App Start Date: 03-30-2022
TRC Meeting Date: 04-07-2022
TRC Comments Sent Date: 04-12-2022
Revisions Received Date (R1): 07-05-2022
Staff Response Date (R1): 08-26-2022
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: Non Public Notice Plat - September 7, 2022

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: 22PL1064

Agape Addition Unit 1 (OCL Preliminary Plat – 11.472 Acres)
Located north of FM43 on CR-33

Zoned: Not Applicable/OCL

Owner: Agape Ranch
Surveyor: J. Schwarz & Associates, Inc.

The applicant proposes to plat the property to a single-family residential development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Noted.	Addressed.	
LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Provide a title for the plat accompanied by a description. The title needs to include the type of plat and the subdivision's name.	Added.	Addressed.	
2	Plat	Provide street cross-section on plat map.	Added.	Addressed.	
3	Plat	Label all lots shown south of the proposed subdivision. The labels need to include the block and lot numbers. There are two subdivisions south of the lot. Yard requirements and utility easements are to be included as well.	Lots adjacent to the proposed development are shown, as well as their utility easements and yard requirements. There are three total developments to the south, but only one is platted at this time. The other two are in construction. The adjacent lots are shown as proposed and if they are complete by the time of filing of the final plat, they will be added to that document, otherwise we will list the parent tract.	Addressed.	
4	Plat	Provide a clear cut line for clarity east of the proposed lot. Lots east of the proposed plat still needs to be shown.	There is a large tract owned by the City to the east of the proposed development and a large tract to the north. These tracts are labeled on the preliminary plat.	Addressed.	
5	Plat	Use the industry standard, solid, and bold boundary line.	Provide industry standard to which you are referring so that we may update our drafting. If no standard exists, please remove note.	Addressed.	
6	Plat	Property west of CR-33 should be shown as a solid line.	See above note.	Addressed.	
7	Plat	Portion of street being dedicated need to be represented in a diagonal hatch. Dimensions and acreage need to be provided.	Hatch added.	Addressed.	
8	Plat	Setbacks are not sufficiently identified and labelled. Typically the county require the other yard requirements to be shown on plat.	Property will be annexed into city. City requirements should supersede county.	Addressed.	
9	Plat	Increase font size of Country Road for clarity. Indicate its total width and centerline dimensions.	Font size increased.	Addressed.	
10	Plat	Indicate non-buildable lots under notes.	Note added.	Addressed.	
11	Plat	Indicate that lot 26 is a "PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT" on the plat map and under notes.	Note added.	Addressed.	
12	Plat	The end of the centerline line of Agape Ranch Road at the cul-de-sac is odd.	No it is as it is intended.	Addressed.	
13	Plat	Provide a found monument note.	Legend added.	Addressed.	
14	Plat	There needs to be multiple tags of lot 26.		Addressed.	
15	Plat	For private improvements, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7)	Noted.	Addressed.	

16	Plat	The final plat and HOA document shall make reference to recorded restrictive covenants which shall provide for the perpetual maintenance of private streets by a home owners association to the same standards as connecting public streets for the safe use of persons using the streets and state that the City has no obligation or intention to ever accept such streets as public right-of-way. Such covenants, as approved by the City, shall not be altered without City approval. The restrictive covenants shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J.8)	Noted.	Addressed.		
17	Plat	The final plat and HOA document shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damages to a) Private streets reasonably used by government vehicles. b) Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction (UDC 8.2.1.J.14).	Noted.	Addressed.		
18	Plat	Provide the following note if applicable: <i>"This subdivision contains private improvements, including but not limited to, streets, facilities and easements that have not been dedicated to the public or accepted by the City of Corpus Christi or any other local government agency as public rights-of-way. The City of Corpus Christi has no obligation, nor does any other local government agency have any obligation, to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements"</i>	Note added.	Addressed.		
19	Plat	Submit a legal instrument for a Home Owner's Association for approval by the city attorney prior to any plat recordation. (UDC 8.1.8)	One will be provided at time of Final Plat.	Addressed.		
20	Plat	Provide a note about the total area to be platted and indicate as well whether or not street dedication is included.	Note added.	Addressed.		
21	Plat	Annexation and rezoning will be required prior to plat being placed on a Planning Commission agenda as Yard requirements are not known.	Yard requirement shown are based on adjacent property zoning.	Addressed.		
22	Plat	Verify 20 foot building line will be consistent with the rezoning.		To be addressed prior to recording.		
23	Plat	Provide a detail showing that the paved section for Agape Harvard Road meets the turnaround Fire requirements for a 120' T-turnaround listed in Appendix D of the Fire Code. This design is highly discouraged as Solid Waste and Fire vehicles backing up to turnaround increases liability to the vehicles and public.	Dimensions added to show conformance to Fire Code.	Addressed.		
24	Plat	Provide 5' UE at rear of Lots 1 thru 11.	Added.	Addressed.		
25	Plat	Provide a 5' EE along all street frontages.	Added.	Addressed.		
26	Plat	Turnaround radius at end of Agape Ranch Road is required to be 56 ft with tied sidewalk.	Change made to plat and plans.	Addressed.		
27	Plat	Development Services fees are not assessed on preliminary plats.	Noted.	Addressed.		

NUECES COUNTY PUBLIC WORKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Street right of way shall be 60 feet wide unless the site is to be annexed.	Annexation into City of Corpus Christi is proposed for development and will be done prior to platting.	Addressed.		
2	Plat	Add street cross-section.	See above.	Addressed.		
3	Plat	Add legal description.	See above.	Addressed.		
4	Plat	Label the "Point of Beginning" for the deed description.	See above.	Addressed.		
5	Plat	Provide a metes and bounds description.	See above.	Addressed.		
6	Plat	Label the property corner monumentation.	See above.	Addressed.		
7	Plat	Tie-in to an original parent tract corner.	See above.	Addressed.		
8	Plat	Add 25' building lines along London Pirate Road.	See above.	Addressed.		
9	Plat	Building lines shall be 25 feet.	See above.	Addressed.		
10	Plat	Add 25' building lines at the north line of lots 19 and 24.	See above.	Addressed.		
11	Plat	Add curve data to street centerlines.	See above.	Addressed.		
12	Plat	Add bearings and distances along street centerline.	See above.	Addressed.		
13	Plat	Add 25 foot radius at London Pirate Road and Agape Ranch Road.	See above.	Addressed.		
14	Plat	Add spot ground elevations.	See above.	Addressed.		
15	Plat	Add topographic feature out to 500 feet.	See above.	Addressed.		
16	Plat	Add survey benchmarks, two minimum.	See above.	Addressed.		
17	Plat	Add finished floor elevation for each lot.	See above.	Addressed.		
18	SWQMP	Add drainage areas outside this development.	See above.	Addressed.		
19	SWQMP	Add spot ground elevations.	See above.	Addressed.		
20	SWQMP	Add topographic feature out to 500 feet.	See above.	Addressed.		
21	SWQMP	Add survey benchmark, two minimum.	See above.	Addressed.		
22	SWQMP	Add finished floor elevation for each lot.	See above.	Addressed.		
23	SWQMP	Add detail of culverts at London Pirate Road and Agape Ranch Road.	See above.	Addressed.		
24	SWQMP	Add cross sections for drainage easements and London Pirate Road.	See above.	Addressed.		
25	SWQMP	Provide design and calculations for on-site detention/retention ponds for 5, 25, 50 and 100-year storms.	See above.	Addressed.		
26	SWQMP	Provide ultimate design of outfall ditch into Oso Creek.	See above.	Addressed.		

27	SWQMP	Show how run-off from this development will affect subdivisions upstream and downstream along Oso Creek.	See above.	Addressed.		
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PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	Addressed.		

ZONING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	Addressed.		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes. With Final Plat.	
Water	Yes. With Final Plat.	
Fire Hydrants	Yes. With Final Plat.	
Wastewater	Yes. With Final Plat.	
Manhole	Yes. With Final Plat.	
Stormwater	Yes. With Final Plat.	
Sidewalks	Yes. With Final Plat.	
Streets	Yes. With Final Plat.	

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 8.2.8.8.2	Noted.	Addressed.		
2	Public Improvement Plans	Public Improvements Plans are required at Final Plat; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted.	Addressed.		
3	Utilities	Design information to be provided with Final Plat / Public Improvement plans. City may request additional information, as deemed necessary for future reviews and approvals.	Noted.	Addressed.		
5	SWQMP	Provide a brief description of the Project to include current land use, proposed land use, soil types on site, existing drainage structures and patterns on or near the site and proposed drainage patterns and structures and to be constructed with the development. (MC14-1002)	The existing site is 11.472 acres of undeveloped farm land. The proposed development will subdivide the land into 26 total lots, one of which will have private roads. The onsite drainage will be private and the proposed water and sewer will be public. Current drainage flows from the southeast to the northwest with ultimate outfall being the Oso Creek. Drainage onsite will be a combination of subsurface and open ditch. A large community park is planned and will act as an overflow/detention area for the development. Property to the south has been developed and its flows are to the south away from the proposed development. The properties to the east and north flow similarly to the Oso Creek. Proposed onsite drainage will not interfere with the adjacent property drainage patterns.	Addressed.		
6	SWQMP	Confirm that rainfall intensity and run-off calculation coefficients are consistent with the Current Infrastructure Design Manual. Cite the source of the information.	The rainfall intensity was updated to match the infrastructure design manual	Addressed.		
7	SWQMP	Note if flow direction arrows are pre- or post development. Show Patterns (on and off site). And state how off-site flow contributions are to be managed. (MC14 - 1002, 1003, UDC 8.2.8.B)	Legend added - arrow are post development. Flow is directed as it currently flows, to the north to Oso Creek.	Addressed.		
8	SWQMP	Delineate the flow path from the site to the receiving waters (MC - 14- 1002, 1003)	The path is shown in the vicinity map. Natural drainage is to the northwest to the right-of-way of CR 33, north to Oso Creek.	Addressed.		

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	Addressed.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Noted	Addressed.		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The hammerhead type dead end on Agape Harbor Road, off Agape Legacy Road is unacceptable for Solid Waste Services.	Spoke with A. Dimas regarding layout, no parking striping along half of hammerhead will be added to allow for fire and solid waste.	Addressed.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	No comment.	Noted.	Addressed.		
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FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Note:	Although this subdivision is currently outside city limits. The minimum standards listed below should be given consideration.	Noted.	Addressed.		
2	Note:	Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.	Noted.	Addressed.		
3	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.)	Property will be annexed into the city limits and be served by COCC waterline that is in right of way.	Addressed.		
4	Note:	Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the 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.	Noted.	Addressed.		
5	Note:	503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted.	Addressed.		
6	Note:	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Noted.	Addressed.		
7	Note:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders	Noted.	Addressed.		
8	Note:	Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Noted.	Addressed.		
9	Note:	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.	Noted.	Addressed.		
10	Note:	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.	Noted.	Addressed.		
11	Note:	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.	Noted.	Addressed.		
12	Note:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Noted.	Addressed.		
13	Note:	Agape Harbor appears to form a hammerhead design. The Fire Department will not accept a hammerhead design as a turnaround provision.	Spoke with A. Dimas regarding layout, no parking striping along half of hammerhead will be added to allow for fire and solid waste.	Addressed.		
14	Note:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul-de-Sac turning diameter shall be 96' minimum.)	Cul-de-sac size increased to meet requirements.	Addressed.		
15	Note:	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Noted.	Addressed.		
16	Note:	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.	Noted.	Addressed.		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat 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.	Noted.	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.0 miles from Cabaniss Airfield. Not within any approach or clear zones and not within any military compatibility areas.	Noted.	Addressed.		

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Non-TXDOT R.O.W.	Noted.	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted.	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.