

**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/District No4  
**App Start Date:** 03-31-2022  
**TRC Meeting Date:** 04-07-2022  
**TRC Comments Sent Date:** 04-08-2022  
**Revisions Received Date (R1):** 10-21-2022  
**Staff Response Date (R1):** 10-27-2022  
**Revisions Received Date (R2):** 12-20-2022  
**Staff Response Date (R2):** 01-04-2022  
**Planning Commission Date:** JAN-11-2023, Non-Public Notice Plat

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:** 22PL1059

**Graham Estates (Preliminary Plat – 20 Acres)**  
 Located west of Graham and Waldron Road.

**Zoned:** **RS-4.5** (Rezoned from RS-6 to RS-4.5 per Ordinance 030507, dated 05-19-2015)

**Owner:** Superior NR& Development, LLC  
**Surveyor:** Munoz Engineering (Surveyor: Brister Surveying)

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

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)	Okay			
2	Plat	Location map does not add context to general location of platted area. Pls revise.	Revised	<b>Addressed.</b>		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	For the street dedication on Graham Rd, indicate total acreage and the depth.	Added	<b>Addressed.</b>		
2	Plat	Add note to item 1 that street dedication is included.	Added	<b>Addressed.</b>		
3	Plat	Match font size under item 2.	Adjusted	<b>Addressed.</b>		
4	Plat	Add a "NOTES" title to the plat notes.	Added	<b>Addressed.</b>		
5	Plat	Remove s from yard requirement note.	Removed	<b>Addressed.</b>		
6	Plat	Identify private access, improvements, and easements if there are any on plat.	Indicated in notes	<b>Addressed.</b>		
7	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)	Will be provided	<b>Addressed.</b>		

8	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)	Will be provided	<b>Addressed.</b>		
9	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).	Will be provided	<b>Addressed.</b>		
10	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>	Added	<b>Addressed.</b>		
11	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)	Will be provided	<b>Addressed.</b>		
12	Plat	Show and label the proposed phasing and scheduling of development (UDC Section 3.7 Master Preliminary Plat).	Added	<b>Addressed.</b>		
13	Plat	Show and label monuments on plat map. Provide a found monument note as well.	Indicated	<b>Not Addressed.</b>	Provide and identified	<b>Addressed.</b>
14	Plat	Streets names are not legible on location map.	Revised	<b>Addressed.</b>		
15	Plat	Verify square footages for lots 23-25, and 30-34.	Verified	<b>Addressed.</b>		
16	Plat	There are random D letters at some of the lots' common boundary lines.	Removed	<b>Addressed.</b>		
17	<del>Plat</del>	<del>Provide the name of subdivision and description on each plat sheets.</del>	<del>Provided</del>	<del>Comment rescinded.</del>	Okay	<b>Addressed.</b>
18	Plat	Show all utility easements and lines on Perry Estates Block 5, lots 8A and 9.	Indicated	<b>Addressed.</b>		
19	Plat	Show outline of pond on adjacent properties.		<b>Addressed.</b>		
20	Plat	Provide width of the Electrical Utility Easement at the western property boundary.	Provided	<b>Addressed.</b>		
21	Plat	Three of the lots at the southern boundary line of the plat are lots of record. Label them as such.	Adjusted	<b>Not addressed.</b>		<b>Addressed.</b>
22	Plat	Remove the M.R.N.C.T. abbreviations at the end of the lots' names.	Part of legal, remains	<b>Addressed.</b>		
23	Plat	Verity that the description for the lot owned by Luis Guajardo is correct.	Corrected	<b>Addressed.</b>		
24	Plat	Is note 13 referring to current property owner or future property owner of lots? Clarify.	Texas Property Code - PROP § 28.001. Definitions - "Owner" means a person or entity, other than a governmental entity, with an interest in real property that is improved, for whom an improvement is made, and who ordered the improvement to be made.	<b>Addressed.</b>		
25	Plat	Development Services fees are not assessed on preliminary plats.	Okay	<b>Addressed.</b>		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response.	N/A			

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

DEVELOPMENT SERVICES ENGINEERING						
Action	Yes	No	Applicant Response	Staff Resolution		
Public Improvements Required?	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Water	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Fire Hydrants	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Wastewater	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Manhole	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Stormwater	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Sidewalks	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	
Streets	Yes. At final plat.		Will be provided		To be addressed by Public Improvements.	

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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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.	Okay	Addressed		
2	Plat	Provide definitions for Items A - G on the Street Cross Section	Added	Addressed		
3	Plat	Provide a 5-foot Public Utility Easement and the 5-foot Electrical Easement on lot fronts. Backlot Easements may be reduced to 7.5 feet on adjacent lots. Or provide a rational for the proposed easement layout.	Adjusted	Addressed		
4	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	Provided	Not addressed. No Public Improvements were provided on this submittal. You may address at final plat	Will be provided after final plat	To be addressed by Public Improvements.
5	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		
6	SWQMP	Provide the following missing information: Legal Description of property, plat name, disturbed acreage, current on-site drainage, proposed drainage after development.	Provided	Addressed		

7	SWQMP	Confirm that rainfall intensity and run-off calculation coefficients are consistent with the Current Infrastructure Design Manual.	Adjusted	<b>Not addressed. Missing calculations on SWQMP 1 and SWQMP 2 is blank with only the engineer seal</b>	Information provided	<b>Addressed.</b>
8	SWQMP	Pre-, and post-development runoff is shown to be the same. Confirm this is correct or provide updated calculations.	Adjusted	<b>Not addressed. Missing calculations. The SWQMP 1 is missing the info</b>	Information provided	<b>Addressed.</b>
9	SWQMP	Sheet 3 of 3 of the plat notes the existing pond as a Detention Pond. Provide detention calculations.	Added	<b>Not addressed. Missing calculations</b>	Information provided	<b>Addressed.</b>
10	SWQMP	Provide estimated flows at each outfall with Final Plat/ Public Improvement Plans.	Provided	<b>Not addressed. The estimated 5yr event flows were provided but since the pre and post calculation are missing we don't have the numbers to make sure they add up to the 5 yr event</b>	Information provided	<b>Addressed.</b>
12	SWQMP	Excess runoff from the pond is shown draining to the east from the pond through a 20 foot wide drainage easement - provide a cross section of the proposed drainage pond/ditch from the exiting pond.	Provided	<b>Addressed</b>		
13	SWQMP	How is runoff conveyed through the adjacent property to Dove Lane, and how does the runoff get from this point to an exiting or proposed drainage structure? The provided routing map appears to show runoff crossing private property to get to the receiving waters.	The conveyance has been adjusted to continue south down Dove Lane and to Blossom Street and into the stormwater system.	<b>Are you allowed to drain water through this property do you have an easement agreement? Please provide copy. Also The SWQMP 4 indicates you will be draining through a 20' drainage easement. We are unable to find the 20' easement on city maps. Please provide</b>	Plat indicates a easement, plat is submitted for reference	<b>Addressed. This applicant response did not suffice, but staff did research and found recordation of 20' easement on neighboring property's plat which is being sent to GIS to update the map. In the future, provide all related plats and easements to expedite review time, not just the proposed plat.</b>

**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).	Will be provided	<b>Addressed.</b>		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards).	Will be provided	<b>Addressed.</b>		

**SOLID WASTE**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response.	N/A			

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Okay	Addressed.		
2	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Okay	Addressed.		
3	Plat	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.	Okay	Addressed.		
4	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.	Okay	Addressed.		
5	Plat	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.	Okay	Addressed.		
6	Note	Note: An accessible road and a suitable water supply is required once construction materials are brought on site. This will be strictly enforced.	Okay	Addressed.		
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.	Okay	Addressed.		
8	Plat	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.	Okay	Addressed.		
9	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.	Okay	Addressed.		
10	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.	Okay	Addressed.		
11	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. 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.	Okay	Addressed.		
12	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.	Okay	Addressed.		
13	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.	Okay	Addressed.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response.	Okay	Addressed.		

**PARKS**

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

**NAS-CORPUS CHRISTI**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located just outside of APZ-2 at Truax Field. May be subjected to aircraft noise and occasional overflight.	Noted on plat	Addressed.		

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.75 miles from Truax Field NASCC. Not within any approach or clear zones. But the site location is within the military compatibility area and the vertical obstruction subzone. Further discussion with Trax is recommended.	Beyond ACUIZ	Addressed.		

**AEP-TRANSMISSION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Airline-Naval Base 138kV LCRA line. Please reach out to Anne Manning <a href="mailto:anne.manning@lcra.org">anne.manning@lcra.org</a> for comment.	Have contacted and provided required note as note 13	Addressed.		

**AEP-DISTRIBUTION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

**TXDOT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Non-TXDOT R.O.W.	N/A			

**NUECES ELECTRIC**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response.	N/A			

**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.  
Will be provided

