

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 10-31-19
 TRC Comments Sent Date: 11-1-19
 Revisions Received Date (R1): 11-6-19
 Staff Response Date (R1): 11-7-19 PC date set
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 1-13-19

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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: 18PL1031

RANCHO VISTA SUBDIVISION (PRELIMINARY – 213 ACRES)

Located south of Yorktown Boulevard and east of Rodd Field Road.

Zoned: RS-4.5

Owner: Gulfway Shopping Center

Engineer: Urban Engineering

The applicant proposes to plat the property for future Units to a major residential subdivision.

responses						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Understood	Correct.		
2	Plat	Wagon Train Ln. is duplicated and not allowed.		Wagon Train and Wagon Trail are sound alike streets, side by side and likely to create incorrect mail deliveries. For this reason it is not allowed.		
3	Plat	Verify whether an agreement was reached regarding the termination of Dr Hector P Garcia Dr at Rancho Vista Unit 18, between the adjacent developer, the City of Corpus Christi and Yorktown Oso Joint Venture.	Yes, all parties in agreement regarding termination of Hector P. Garcia in Rancho Vista Subdivision. Applicant will apply for closure of existing county road ROW as necessary.	Understood.		
4	Plat	Rancho Vista Blvd West and Rancho Vista Blvd. East shall continue as previously platted in v67/p54-55 and v68/p776-777. It shall not change to a north/south designation.	Correction has been made	Correct.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	UTP conceptual realignment by Planning/ESI shall be finalized with all property owner concurrences. Update preliminary plat to show new realignment of Oso Parkway.	agreed	Addressed		

2	Plat	Street closing of sectional road as per Volume A Pgs 41-43 to be done prior to recording of Final plat of Unit 18. Show location and label as Future street closing.	Understood	Addressed		
3	Plat	Future Units for final plats fronting Rodd Field road will be required cash in lieu of street construction.	Understood	Addressed		
4	Plat	Outstanding cash in lieu amounts for the prior Units 8 and 12 Rodd Field Road construction not paid will be spread out over the future final plats.	Understood	Addressed		
5	Plat	Lot 1A on Unit 17 to be labeled as a Private Park. The medians for Rancho Vista Boulevard will also be private as Parks Department did not accept properties as public parks. Future Units will begin accruing fees as per requirements in the Open Space Regulations.	There have been previous agreements concerning boulevard parks, dedication and participation that predate this discussion. We understand the city comment, but disagree with its premise and respectfully request it not hold up the preliminary plat as these issues can be worked with final plats. This is also relevant to RV 18 as it does not involve any of the boulevard and should not be held up pending its outcome	Not addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes for Final plats		Understood
Water	Yes for Final plats		Understood
Fire Hydrants	Yes for Final plats		Understood
Wastewater	Yes for Final plats		Understood
Manhole	Yes for Final plats		Understood
Stormwater	Yes for Final plats		Understood
Sidewalks	Yes for Final plats		Understood
Streets	Yes for Final plats		Understood

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		The proposed alignment for Hector P Garcia Street must be consistent with the City / ESI / Land Development latest agreement with the Developers.	Understood	Addressed		
2		Public Improvements Plans are required; 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.	Understood	Addressed		
3	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	Addressed		

4	Plat	The remaining hammer heads must be designed to meet the City latest detail. This item must be addressed now.	all proposed hammerheads have been revised to match approved plat of London Towne Subdivision Unit 1 and hammerhead exhibit approved with Riverbend Subdivision Preliminary Plat	Addressed as Preliminary plat was vested with previously approved PC Prelim plats. T-turnarounds are meeting IFC Appendix D.		Remove Plat note 15 as T-turnaround is not meeting the new City Standard.
5	Informa	See Utilities Department Comments hereafter.	Understood	Addressed		
6	Informa	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Understood	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat.	Understood	Addressed		
2	Plat	Wastewater construction will be required at Final Plat.	Understood	Addressed		

TRAFFIC ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Zone Residential WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. 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	Understood	To be addressed with Final Plat construction plans.		
2	Infor:	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 (7925 mm), exclusive of shoulders	Understood	To be addressed with Site Development.		
3	Infor:	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 (34 050 kg).	Understood	To be addressed with Site Development.		
4	Infor:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Understood	To be addressed with Site Development.		

5	Infor:	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.	Understood	To be addressed with Site Development.		
6	Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.)	Understood	Addressed		
7	Infor:	RESIDENTIAL DEVELOPMENTS-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.	Understood	Addressed		
8	Infor:	D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than 1/2 of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. 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.	Understood	Addressed		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Public Open Space requirements will be addressed on future Final Plats.	Understood	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.	Understood	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed		

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

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

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Non TxDOT ROW	Understood	Addressed		

NUECES ELECTRIC

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