

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District 5

App Received: 12-30-20 Process for 1-13-21 Deadline

TRC Meeting Date: 1-21-21

TRC Comments Sent Date: 1-25-21

Revisions Received Date (R1): 2-6-21 (Email Saturday)

Staff Response Date (R1): 2-11-21

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: 3-17-21 Public Notice Plat

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: 21PL1003

**RANCHO VISTA UNIT 22 (FINAL – 10.61 ACRES)**

Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

**Urban Engineering responses: 2-5-2021**

**Zoned: RS-4.5**

**Owner: Braselton Development Company, Ltd**

**Engineer/Surveyor: Urban Engineering**

The applicant proposes to plat the property in order to construct 56 single-family lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Planning Commission certificate block change "Al Raymond, AIA" to "Al Raymond III, AIA"	Correction has been made	Addressed		
2	Plat	On the Engineer certificate block change "Jalal Saleh, P.E." to "Brett Flint, P.E."	Correction has been made	Addressed		
3	Plat	Identify the dashline on the rear property line for Block 38 <del>36</del> , Lots 8-13.	I believe this should apply to Block 38. As such, label has been added in this location	Addressed		

4	Plat	<b>Prior to recordation</b> of Rancho Vista Subdivision Unit 22, will need to be consistent with the latest approved preliminary plat.	Understood, and it is consistent with the approved preliminary plat.	Prior to recordation		
5	Plat	<b>Prior to recordation of Rancho Vista Subdivision Unit 22</b> , Unit 21 will need to be filed, recorded and labeled on the plat.	Understood	Prior to recordation		
6	Plat	<b>Prior to plat recordation</b> remove the reference "Preliminary, this document shall not be recorded..."	Understood	Prior to recordation		
7	Plat	<b>Prior to recordation</b> , show the document number for any utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to recordation		
8	Plat	<b>Prior to recordation</b> coordinate with AEP on street light fees and provided confirmation of payment.	Understood	Prior to recordation		
9	Plat	Water Distribution lot fee – 56 lots x \$182.00/lot = <b>\$10,192.00</b>	Understood	Prior to recordation		
10	Plat	Wastewater lot fee - 56 lots x \$393.00/lot = <b>\$22,008.00</b>	Understood	Prior to recordation		
11	Plat	Per DS Engineering, cash in lieu for Rodd field street construction."; provide an estimate for the construction is required ( <b>See below Engineering comment #2</b> )	Understood	Prior to recordation		

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes	Understood	To be addressed prior to recordation.
Water	Yes	Understood	To be addressed prior to recordation.
Fire Hydrants	Yes	Understood	To be addressed prior to recordation.
Wastewater	Yes	Understood	To be addressed prior to recordation.
Manhole	Yes	Understood	To be addressed prior to recordation.
Stormwater	Yes	Understood	To be addressed prior to recordation.
Sidewalks	Yes	Understood	To be addressed prior to recordation.
Streets	Yes	Understood	To be addressed prior to recordation.

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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<b>DEVELOPMENT SERVICES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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	To be addressed prior to recordation.		
2	Plat	Developer assessed payment of <b>\$13,614.05</b> for appropriate portion of the outstanding cash in lieu amount for the prior Unit 8 and Unit 12 for Rodd Field Road construction.	Understood	To be addressed prior to recordation.		

<b>UTILITIES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood			
2	Plat	Wastewater construction is required for platting.	Understood			

<b>TRAFFIC ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood			
2	Plat	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.	Understood			
3	Plat	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.	Understood			
4	Plat	Public improvement plans shall include all proposed signs and sign sizes.	Understood			

5	Plat	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.	Understood			
6	Plat	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting 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.	Understood			
7	Plat	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Understood			
8	Plat	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.	Understood			
9	Plat	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.	Understood			
10	Plat	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.	Understood			
11	Plat	The Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Understood			

12	Plat	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.	Understood			
13	Plat	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.	Understood			
14	Plat	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.	Understood			
15	Plat	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Residential areas require a fire flow of 750 GPM with 20 PSI residual. Fire hydrants should be placed every 600 feet apart and be operational prior to any structures going vertical.	Understood			
2	Infor:	Fire apparatus access roads shall be designed and maintained to support the imposed load of 75,000 lbs. and shall be surfaced to provide all weather driving capabilities by means of asphalt, concrete or other approved driving surface.	Understood			
3	Infor:	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.	Understood			

4	Infor:	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders	Understood			
5	Infor:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs	Understood			
6	Infor:	Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to "going vertical" with the structure.	Understood			
7	Infor:	It is noted that other units within the Rancho Vista subdivision are still being submitted to Development Services with a hammerhead design on streets. <b>Fire will not approve the hammerhead design.</b>	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. on lot 8, blk. 38 North of property and 5' by separate instrument on lot 7, blk. 38 South of property	5' U.E. has been added to Lot 8. 5' U.E. on Lot 7 has been added to Lot 7 in Unit 21.	Addressed		
2	Plat	Provide 5' U.E. on lot 13, blk. 38 South of property and 5' by separate instrument South of lot 16, section 24	5' U.E. has been added to Lot 13. 5' U.E. on Lot 16, Section 24 will be dedicated by separate instrument.	Addressed		
3	Plat	Provide 5' U.E. on lot 96 <del>98</del> , blk. 39 south of property and 5' by separate instrument South of lot 3 <del>16</del> , section 24	5' U.E. has been added to Lot 96 (not 98). 5' U.E. on Lot 3 (not 16), Section 24 will be dedicated by separate instrument.	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Open Space Regulations satisfied - Park Improvement Agreement per UDC 8.3.8	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.	Understood			
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#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Findings for the attached Rancho Vista Plat; AEP Transmission will be protecting a 100' ROW (50' on either side of the centerline).	Understood			

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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

#### 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. Understood