

## PLAT REVIEW COMMENTS

Staff 1<sup>st</sup> Response in Red. Urban Engineering Responses in Green. Staff Resolution Comments in Purple 4/24/2019

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 (PRELIMINARY – 222.00 ACRES)

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

Applicant: Related Investors Ltd., Gulfway Shopping Center

Engineer: Urban Engineering

The applicant proposes to plat the property for a residential development.

#### GIS

1. Closure is not checked on preliminary plats. Okay. Corrected.
2. The recorded Rancho Vista Unit 14, V68/P776-777, is not correctly displayed on the plat, correct and revise. Corrected.
3. All streets are to be acceptably named with a suffix, correct and revise. Oso Parkway is correct, South Oso Parkway is incorrect, correct and revise. Label the street Brown Drive on the plat. Street name has been changed from South Oso Parkway to Oso Parkway and Brown Drive has been added to the plat. Corrected.
4. Remove any punctuation from the street names. Corrected.
5. Dr Hector P Garcia Dr. shall continue east with a temporary turnaround and not terminate at Block 29, Lot 43, correct and revise. Temporary Turn-around has been added to end of Dr. Hector P. Garcia. Corrected.
6. Fischer Lane is a duplicate sound alike street name (Fisher Cir., Oso Creek Unit 2, 78413), correct and revise. Street name has been replaced. Corrected.
7. Peterson Dr., Kickapoo Ln., and Dry Creek Lanes are duplicate street names, correct and revise. Street names has been replaced. Corrected.
8. Label the Unit number boundaries for each proposed unit and label the existing unit numbers. Label and boundaries have been added. Corrected.

#### LAND DEVELOPMENT

1. Provide a "Private" label for park on south west corner of plat. Parks department will be required to approve the land dedication at time of Final Plat approval. "Private has been added to the park at the southwest corner of the plat with the understanding that this will be revisited at the final plat stage. Partially Addressed. Block 39, Lot 1 is not a park and is properly labeled without "park" designation. It is a remainder lot. Provide acreage.
2. Provide a street name label with right of way label for road shown on south boundary. Information has been added. Addressed.
3. Provide a label for the easement crossing the Block 39, Lot 1 (Park). Label has been added. Addressed. Informational: this lot is not a park. See Land Development Comment #1.
4. Tee turnarounds to meet street standard in width. Understood. To be addressed with Final Plat.

5. Place the Zoning boundaries and label. Zoning Boundaries have been added. Partially Addressed. Remove aerial image layer to reveal zoning boundaries and labels.
6. Final plats along Rodd Field Road to show street dedications for Rodd Field right of way. Future dedications have been added. To be addressed with Final Plats
7. Provide Unit labels on plat. Labels have been added. Addressed.
8. Provide legal descriptions for the south adjacent properties near the Oso Parkway. Labels have been added. Addressed.
9. Transition Dr. Hector P. Garcia Dr. to C-1 collector (60' ROW). Correction has been made. Addressed.
10. Provide bearings and distances for all plat boundaries.
11. Remove "Public" label from, and add "Private" label to, the park lot on Lot 1A, Block 38.
12. Add "Private Park" label to the median parks on Lot 1, Block 23A, Lot 1, Block 24A, and Lot 1, Block 25A.
13. Add to Note 9: "Lot 1A Block 38, and Lot 1, Block 23A, Lot 1, Block 24A, and Lot 1, Block 25A shall be open to the public, contingent upon a park development agreement approved by City Council."

## ENGINEERING

1. Some streets do not align with the Urban Transportation Plan. To relocate the street, amendments are required for modifications of the Urban Transportation Plan. An amendment request has been submitted. UTP amendment shall be approved prior schedule the preliminary plat to Planning Commission. Understood. UTP amendment shall be approved prior to acceptance of any final plat application for units on which UTP street alignments cross or abut. This comment is not a Staff recommendation on any proposed UTP amendment.
2. If Oso Parkway Blvd. is approved the Lot 1, Block 39, shall be change since they will be divided by the road. Understood. Addressed.
3. T-head's street shall be proposed right of way of the street (50 feet and 60 feet). Understood. Addressed.
4. T-head at Clory Creek Ln. and Wagon Trail Dr. are not perpendicular with the road. Understood, will request variance at time of Final plat. Addressed.
5. Rancho Vista Blvd. Street Section are missing sidewalks on both sides. There will be a single walk within the median similar to existing Unit 15. Addressed.
6. Eliminate note #5 since #13 has the requirements. Replace #13 with no driveway access to Oso Parkway Blvd. and Rodd Field Rd. Driveways shall be prohibited into Blessed Way Dr. for Block 22, Lot 22, Block 34, Lot 16. Corrections have been made to notes. Lot 16, Block 34 will have access to Blessed Way Drive. Addressed. Informational: Blessed Way Dr. is now named Adler Dr.
7. Provide the Fema zones boundaries. Contours at 5-foot intervals can be placed on the Final Plats. Flood Zone lines have been added. Contours will be provided on Final Plats. Addressed.
8. Missing ownership on some properties. Information has been added. Addressed.
9. Provide storm water calculation that all the drainage ditch shall drain within 48 hrs. after the rain event. Note 15 was added stating that ditches will be graded to drain within 48 hours. Addressed.

## TRAFFIC ENGINEERING

1. No comment. Okay.

## FLOODPLAIN

1. No comment. Okay.

#### FIRE

1. No comment. **Okay.**

#### GAS

1. Request 5' on lot 44, blk. 12 North side of property line & Request 10' U.E. between lots 2 - 3 , 8 - 9 , 13 - 14, 73 - 74, blk. 38 5' each side. **Easements have been added. Easements will be verified with Final plats.**
2. Request 10' U.E. Between lots 45 & 46, blk. 37 & 10' U.E. between lots 28 & 29, blk. 35 and continue the 10 ' U.E. onto lots 48 & 49, blk. 27 and 5' U.E. on lot 47, blk. 27 West side of property. **Easements have been added. Easements will be verified with Final plats.**
3. Request 5' U.E. at the back of lots 19, 18 & 17, blk. 31 and 5' U.E. on East side of lot 16, blk. 31. **Easements have been added. Easements will be verified with Final plats.**
4. Request 5' U.E. on lot 59, blk. 29 (**now Lot 16, Block 30**) and Request 10' U.E. center on lots 2 - 3, 7 - 8, (**moved to 6 & 7 per approved final plat of unit 15**), 11 - 13, (**moved to 11 & 12**) blk. 30. **Easements will be verified with Final plats.**

#### PARKS

1. Open Space Regulations will apply. **Understood. To be addressed with Final Plats.**

#### REGIONAL TRANSPORTATION AUTHORITY

1. This preliminary plat is not located along an existing or foreseeably planned CCRTA service route. **Understood. Informational.**

#### NAS-CORPUS CHRISTI

1. Drainage ditch will need to be designed and maintained to drain within 48 hours of a rain event. **Understood. Prior to recordation.**

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Drainage ditch will need to be designed and maintained to drain within 48 hours of a rain event. **Understood. Prior to recordation.**

#### AEP-TRANSMISSION

1. No comment. **Okay.**

#### AEP-DISTRIBUTION

1. No comment. **Okay.**

#### TXDOT

1. No comment. **Okay.**

#### NUECES ELECTRIC

1. No comment. **Okay.**

**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. The property is zoned RS-6 Single Family 6 District and RS-4.5 Single Family 4.5. **Understood.**