

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: 19PL1033

RANCHO VISTA SUBDIVISION UNIT 17 (FINAL – 12.15 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.

Zoned: RS-4.5

Owner: Related Investors, Ltd.
Engineer: Urban Engineering

The applicant proposes to plat the property for a 43-Unit residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove all Public Park labels from the plat as Ranch Vista Unit 17 is without public parks.	Labels have been revised	The parks shall be labeled as “Private Park” and a plat note added that they shall be maintained by the HOA. See also Parks Comments.		
2	Plat	The location map shall include the area found on page two of the plat.	Location map has been revised	Correct		
3	Plat	The plat closes within acceptable engineering standards.	Understood	Correct		
4	Plat	Label the right of way widths and centerline dimensions for all streets shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	dimensions have been added	Label the centerline on Rodd Field Rd.		
5	Plat	According to the City's Urban Transportation Plan, Rodd Field Rd. is a proposed 130' A3 arterial right of way and Repcon Dr. is a proposed 60" C1 collector right of way.	Agree, Rodd Field Road is a 130' proposed road. Repcon is not a part of this plat	Addressed. Per Senior City Planner, the former C1 Collector, Repcon Dr.-Fort Griffen-Rancho Vista Blvd-Stampede Dr.-Fred's Folly Dr. route (former Safety Steel Dr.), is now Adler Drive, to Rancho Vista Blvd, to Stampede Dr., to Fred's Folly Dr.		
6	Plat	Block 22 and 26 shall be labeled within the platted area on page 3.	labels have been added	Correct		
7	Plat	Sheet 4 of 4 is incorrectly labeled as sheet 3 of 4.	correction has been made	Correct		
8	Plat	Block 24A and 27 shall be labeled on page 4.	labels have been added	Correct		
9	Plat	Label the complete and correct legal description of the adjacent properties. See Rancho Vista Unit 7 north of Idle Hour Dr. V68/P83-84 MRNCT.	Correction has been made	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		INFORMATIONAL: Application was received under the plat cycle submittal date of 3/20/2019.	Understood	Informational		
2	Plat 1	Add Note listing any non-buildable lots.	Note has been added	Addressed.		
3	Plat 2	Add E.E. and U.E. to Block 38 Lot 1A along Adler Drive.	Easements have been added	Addressed.		
4	Plat 2	Label the width of the AEP transmission line easement (located in the Rodd Field Road dedication).	Dimension has been added	Addressed.		

5	Plat 2	Block 34, Lot 29: Move the dimension leader line arrows from the 10' Y.R. to the 5' U.E.	Correction has been made. Lot number has been revised as well	Addressed.		
6	Plat 2	Provide a 10' UE on Lot 1A, Block 38 for all frontages.	UE and EE have been added	Addressed.		
7	Plat 3	Adler Drive and Block 22, Lots 46 and 47: explain need for 10' sidewalk easement. Preliminary Plat street section for 60' ROW shows sidewalk within ROW. Also, leader line arrows are calling out only 5' not 10'.	Developer wishes to construct a winding sidewalk in this area. Correction has been made to arrows	Addressed. Prior to recordation: sidewalk design intent to be considered during Public Improvement plan submittal, review, approval, and acceptance.		
8	Plat 3	On Lot 1, Block 24A, there are missing distances and curve data.	dimensions have been added	Addressed.		
9	Plat 3&4	Increase the corner lot side yards from 10' to 20' for Block 26 Lot 15 and Block 27 Lot 62. Make same change for any other corner lots that are not back-to-back with a fellow corner lot, per UDC 4.2.10.	Revision has been made to Lot 62, Block 27. We are requesting a plat waiver to provide a YR transition at Lot 15, Block 26 due to the fact that requirement if enforced will result in lost of a lot	Block 27, Lot 62 addressed. Not addressed: Block 12, Lot 45 and Block 26, Lot 15. This is a zoning issue and does not fall within the purview of Planning Commission.		
10	Plat 3&4	Rancho Vista Boulevard ROW width in Unit 17 Final plat varies from Preliminary Plat Typical Rancho Vista Boulevard Right-of-Way Street Section. Adjust either the Preliminary Plat street sections or the Final plat so that these are consistent. For example, Final Plat shows B-B widths of 30' and 22' w/ parking bumpout; Preliminary shows widths of 29' and 21' w/ parking bumpout, respectively.	Boulevard on preliminary plat and final plat match	Addressed.		
11	Plat 4	Renumber Sheet 4 as "Sheet 4 of 4" in lower right corner. (Currently showing as "Sheet 3 of 4").	correction has been made	Addressed.		
12	Plat1-4	Delete the "SS" Sanitary Sewer Line layer appearing in the plat in the Rancho Vista Boulevard ROW south of Hector P. Garcia Boulevard. Remove all Utility lines from plat.	correction has been made	Addressed.		
13	Plat 4	Provide a EE label for Block 22 within the platted area.	label has been added	Addressed.		
14	Plat	If applicant plans to construct less than full pavement width, applicant shall make request to Planning Commission per UDC 8.2.1.F.	If this is in reference to Boulevard Section, we are requesting a plat waiver to match section previously approved on RV 14	Condition: This is regarding Rodd Field Rd. For Units adjacent to Rodd Field Road, the City is recommending approval of half-street request and accepting cash-in-lieu of construction of half-street.		
15	Plat	The City may accept cash-in-lieu of construction of a half street, (or both half-street and either or both of its related water and sanitary sewer infrastructure improvements, if Planning Commission has approved the plat containing the half street per UDC 8.2.1.F. (UDC 8.1.13).	We will be submitting half-street participation funds with plat recordation for developer portion of Rodd Field Road	Prior to recordation and conditioned on Planning Commission approval of half-street.		
16	Plat	Applicant shall pay appropriate portion of outstanding cash-in-lieu of Rodd Field Road Construction, for prior Units 8 and 12 in which Rodd Field Road was not constructed, and cash-in-lieu was not paid.	Understand, but technicaly not aplat requirement. Past street participation funds were not paid for Units 8 and 12 because the City did not require it and not because developer was unwilling. (Applicant response continued)In this case, the developer has agreed to contribute his share of participation funds not previously required.	Prior to recordation.		

17	Plat	Water Distribution Acreage fee – 12.15 acres x \$719/acrea = \$8,735.85	total acreage is 12.13 Acres. Please adjust fee	Water Distribution Acreage fee – 12.13 acres x \$719/acrea = \$8,721.47		
18	Plat	Wastewater Distribution Acreage fee -12.15 acre x \$1,571.00/acre = \$19,087.65	total acreage is 12.13 Acres. Please adjust fee	Wastewater Distribution Acreage fee - 12.13 acre x \$1,571.00/acre = \$19,056.23		
19	Plat	Close by separate instrument the existing U.E. (Doc. No. 2017004283) running in Rancho Vista Boulevard East and West ROW, and along Block 22 Lots 8-13	No reason for this	Addressed. Prior to recordation: utilities design intent to be considered during Public Improvement plan submittal, review, approval, and acceptance.		
20	Plat	At the southeast corner of Block 22, Lot 46; and the northeast corner of Block 35, Lot 21, account for the "crossover" for the EE and UE.	The configuration along Rancho Vista Boulevard is to match what was recorded in Unit 14. Subsequent to that, AEP has requested their EE be adjacent to ROW, thus creating need for cross-over.	For Lots 46 and 47, Block 22: change 5' EE and 5' UE to a 10' UE along Adler Drive.		
21	Plat	Remove the "Public" label from the Park lots.	OK, parkway shall be separate lot, owned by HOA, but open to public.			

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
Water	Yes		Understood
Wastewater	Yes		Understood
Stormwater	Yes		Understood
Fire Hydrants	Yes		Understood
Manhole	Yes		Understood
Sidewalks	Yes		Understood
Streets	Yes		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	Plat 1	Provide plat note driveway access into Rodd Field Rd. is prohibited. Driveway access into Idle Hour Dr. is prohibited for Block 26, Lot 12.	Note has been added	Prior to Recordation. Change "is from" to "for".		

2	Plat 2	Minimum Y.R. shall be 20 feet on both sides per UDC on Block 12, Lot 45, Block 27, Lot 62, Block 26, Lot 15.	Revision has been made to Lot 62, Block 27. We are requesting a plat waiver to provide a YR transition at Lot 15, Block 26. Do not believe UDC 4.2.10 applies to Lot 45, Block 12 (Applicant response continued) since it does not back to another lot	Block 27, Lot 62 addressed. Not addressed: Block 12, Lot 45 and Block 26, Lot 15. This is a zoning issue and does not fall within the purview of Planning Commission.		
3	Plat 2	Minimum Y.R. shall be 10 feet on the rear of Block 26, Lot 12.	Easement has been added	Addressed		
4	Utility Plan	Informational: Provide wastewater manhole at the end of Rancho Vista Blvd. West/East.	This is a construction plan issue	Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.		
5		Public Improvements are required (including Rodd Field Rd.) for water, waste water, storm water, sidewalk, streets, street signage & street lights. Dead end mains are not permitted. Public Improvements shall be completed and accepted prior of plat recordation.	Understood	Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Water construction will be required for platting (no dead-end mains will be permitted).	Understood	Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.		
2	Utility Plan	Wastewater construction will be required for platting.	Understood	Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.		
3	Utility Plan	The portion of the utility easement (Doc #2017004283) that is in Public Right of Way needs to be closed.	No reason for this	Regarding the following lots, add a plat note: "Block 23A, Lot 1, Block 24A, Lot 1, Block 25A, Lot 1, are designated as a utility easement and drainage easement. Proposed sidewalks shall be maintained by the Homeowners' Association."		

TRAFFIC ENGINEERING						
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	Informational		
2	Plat	Submit a street lighting plan for review with Traffic Engineering prior to recordation of plat.	Understood	Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.		

3	Plat	Public improvement plans need to include appropriate traffic control devices, in addition to standard STOP and street name blade sign installations. Cul-de-sacs must include either “NO OUTLET” or “DEAD END” signage, Temporary Dead-Ends should include the appropriate object markers, and signage for the one-way designations along Rancho Vista Boulevard and affected side sheets shall be included.	Understood	Prior to recordation: design to be considered during Public Improvement plan submittal, review, approval, and acceptance.		
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FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.	Understood	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		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.	Understood	Addressed.		
		FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS SECTION D103	Understood	Addressed.		
		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	Addressed.		
		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	Addressed.		
		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	Addressed.		
		FIRE APPARATUS ACCESS ROADS Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96’ minimum. C) Per IFC 2015, Appendix D, section D103, table D103.4. Dead end fire apparatus access roads in excess of 150 ft. shall be provided with a 120 ft. hammerhead, 60 ft. “Y”.	Understood	Addressed.		
		RESIDENTIAL DEVELOPMENTS 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.	Understood	Addressed.		
		2. 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.		
		D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	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	a.Parkland Dedication Requirement and Park Development Fees	Understood	Prior to recordation.		
		Updated i.Dedication requirement = 0.43 acre. Provide a Plat Note on the plat indicating that the park land (Block 23A, Lot 1; Block 24A, Lot 1; Block 25A, Lot 1; & Block 38, Lot 1A) is to be owned and maintained by the HOA, open to the public, and contingent upon a Park Development Agreement approved by City Council. Block 22, Lot 39; Block 27, Lot 57 are to be Non Buildable Lots labeled and noted with a Plat Note. Remove the Park label on these lots. Informational: The Non Buildable Lots are not part of the Park Development Agreement.	Understood	Not Addressed. 1. Park land plat note is not addressed on the plat. 2. Remove the "Park" label and label as Non Buildable Lots (Block 27, Lot 57 & Block 22, Lot 39).		
		ii.Park Development Fees: 43 x \$200 = \$8,600.00. Credit for fees can be awarded for Park improvements as allowed in UDC.	or by separate park agreement	Prior to recordation.		

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

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						
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	No comment.	Understood	Addressed.		

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

