

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 5-16-19
TRC Comments Sent Date: 5-23-19
Revisions Received Date (R1): 6-25-19
Staff Response Date (R1): 7-18-19, UPDATED 8-15-19
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 8-21-19

Urban Engineering Responses: 6-25-19

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: 19PL1053

RANCHO VISTA SUBDIVISION, UNIT 19 (FINAL – 4.04 ACRES)
Located South of Repcon Drive between Fort Griffen and Cattlemen Drive.

Zoned: RS-4.5

Owner: Related Investors, Ltd
Engineer: Urban Engineering

The applicant proposes to plat the property in order construct 24 lots for single family residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Correct		
2	Plat	All blank document references shall be completed prior to recordation.	Understood	Correct		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide an owners certificate blocks for all owners of property.	We do not agree with this comment. The signature block shown is consistent with every other Rancho Vista plat. We will provide a copy of the warranty deed for Yorktown Oso Joint Venture prior to recordation.	Addressed. Prior to Recordation: Provide a copy of Transfer warranty deed prior to plat recordation.		

			Record information we have for this area shows the property to be flat and therefore we cannot generate contours at this time. We are in the process of obtaining current topography and will include contours prior to recordation of plat.			
2	Plat	Show one-foot contours or spot elevations on plat		Prior to recordation		
3	Plat	Show and label the centerline dimensions along all abutting streets.	dimensions have added	Addressed		
4	Plat	Identify the dash lines along the rear of Block 34.	label has been added	Addressed		
5	Plat	The square footage is missing on Block 35, Lot 13. Correct and revise.	label has been added	Addressed		
6	Plat	Show and label 7.5 utility easement dedicated by separate instruments along the rear of Block 35.	Easement has been added	Addressed		
7	Plat	Prior to recordation, show the document number for utility easement dedicated by separate instrument.	Understood	Prior to recordation		
8	Plat	Prior to recordation of Rancho Vista Subdivision Unit 19, Unit 17 will need to be filed, recorded and labeled on the plat.	Understood	Prior to recordation		
9	Plat	Water Distribution lot fee – 24 lots x \$182.00/lot = \$4,368.00	Understood	Prior to recordation		
10	Plat	Wastewater System lot fee – 24 lots x \$393.00/lot = \$9,432.00	Understood	Prior to recordation		
11	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation	Understood	Prior to recordation		
12	Plat	8/15/2019: Prior to Recordation: Correct the off-site labeling of Lot 1A, Block 38, Rancho Vista Unit 17 by removing "Public Park" and inserting "Park owned and maintained by HOA and open to the 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	
Water	Yes	
Wastewater	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	
Streets	Yes	

Understood
Understood
Understood
Understood
Understood
Understood
Understood
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	SWQMP	Provide the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm events.	information has been added	Prior to recordation: Revise flow units.		
2		Public Improvements plans are required. Public Improvements shall be completed and accepted prior of plat recordation.	Understood	Prior to recordation		
3		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.	Understood	Prior to recordation payment plan needs to be submitted for all units.		
4	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Informational		

UTILITIES ENGINEERING (WATER AND WASTEWATER)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Understood			
2	Plat	Wastewater construction is required for platting.	Understood			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	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	Plat	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. 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	Informational		
		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 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	Informational		
		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	Informational		

		ONE- OR TWO-FAMILY 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	Informational		
		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	Informational		
		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	Informational		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood	Prior to recordation.		
		Community Enrichment Fund fee = (0.24 acre) x (Fair Market Value or Actual Purchase Price)	Understood	Prior to recordation.		
		The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date)	Understood	Prior to recordation.		
		The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6) OR \$62,500/acre x 0.24 acres = \$15,000.00 is due unless fair market value/purchase information is provided.	Understood	Prior to recordation.		
		Park Development Fee (\$200 per unit) = \$200 x 24 units = \$4,800.00	Understood	Prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	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			

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

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