

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 5/16/19
TRC Comments Sent Date: 5/22/19
Revisions Received Date (R1): 6/25/19
Staff Response Date (R1): 7/15/19
Revisions Received Date (R2): 10-3-19
Staff Response Date (R2): 11-7-19 PC date set Updated on 11-13-19
Planning Commission Date: 12-4-19

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: 19PL1055

RANCHO VISTA SUBDIVISION UNIT 18 (FINAL – 9.2 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 a 39-Unit residential development.

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	Dr Hector P Garcia shall continue east with a temporary turn around and not terminate at Block 29, Lot 45. This comment was made on the 3.8.2018 plat cycle referencing the Rancho Vista Preliminary plat. The Rancho Vista preliminary plat was resubmitted by Urban Engineering and dated as April, 2018 with those corrections and approved on 5.9.2018 by this GIS Department.	The developer of Rancho Vista and Starlite Acres discussed this and agreed they do not want a connection at Hector P. Garcia between subdivisions. Connections between subdivisions will remain at Stampede and at future Oso Parkway.	Not addressed. Incorrect, Dr Hector P Garcia will continue from Rancho Vista through Starlight Estates per UDC 8.2.1.E.2.	This issue has been resolved with City Staff. A revised preliminary plat is being submitted with the revised Unit 18 plat.	Addressed. Comment Deferred to Land Development
3	Plat	All blank document references shall be completed prior to recordation.	Understood	Correct		
4	Plat	The lot sequence of Block 28 is inconsistent with the preliminary plat and the adjacent plats. Revisit the lot number sequence and adjust accordingly.	Lot numbering was adjusted to avoid future discrepancies and is a continuation of Lot 1, Block 28, from Unit 11.	Correct, changes noted.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1&2	Provide current owner, Gulfway Shopping Center, Owner Certificate for PC approval. Prior to recordation provide new Deed and supporting documents for Yorktown Oso Joint Venture and correct the owner's certificate accordingly.	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.	Prior to recordation		
2	Plat 2	Prior to recordation, provide recorded document numbers for easements outside plat boundary.	Understood	Prior to recordation		
3	Plat 2	Provide a UE label for the easement between Lots 44, 45, & 33, Blk 29.	Label has been added	Addressed.		
4	Plat 2	Provide curve data for street right of way.	Curve data has been added	Addressed.		
5	Plat 2	Water Distribution Lot fee – 39 Lots x \$182/lot = \$7,098.00	Understood	Prior to recordation		
6	Plat 2	Wastewater Distribution Lot fee -39 lots x \$393.00/lot = \$15,327.00	Understood	Prior to recordation		

7	Plat 2	Increase rear U.E. to 10 feet for Block 29, Lots 24-29, to comply with UDC 8.2.3.A.4.	The 15' rear easement was important when all utilities were in the rear. Since electrical moved to front several years ago, we have been splitting the 15' between fron and rear yards to better serve development and franchise utility needs. The UDC section sited is outdated and requires revision.	Not Addressed. 15' UE required due to water line in easement.	The waterline that is located along the rear of Block 29 is a temporary waterline that was provided for looping purposes. The waterline will be relocated with the development of this Unit of the subdivision.	Addressed.
8	Plat 2	Add 5-foot U.E. along the side lot line for Block 29, Lots 38 and 39, consistent with Lot 24	The additional 5' U.E. on the side yard is not a requirement and encumbers the lot development and therefore cannot be given.	Addressed.		
9	Plat 2	Add 5-foot U.E. along the front E.E. for Block 30, Lots 7-13.	Easement has been added	Addressed.		
10	Plat 2	Add 5-foot U.E. label along the front E.E. for Block 29, Lots 47-48.	Easement has been added	Addressed.		
11	Plat 2 taken from Prelim	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. (TRC comment from Preliminary Plat)	Understood (Response from Preliminary Plat)	To be Addressed prior to recordation as indicated on Preliminary plat responses		

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 2, Utility Plan and SWQMP	The Plat layout shall connect and extend to Dr. Hector P. Garcia Street to the east, see GIS comment number 2.	The developer of Rancho Vista and Starlite Acres discussed this and agreed they do not want a connection at Hector P. Garcia between subdivisions. Connections between subdivisions will remain at Stampede and at future Oso Parkway.	NOT ADDRESSED	This issue has been resolved with City Staff. A revised preliminary plat is being submitted with the revised Unit 18 plat.	Addressed. Planning/ESI has worked on realignment and concurrences with all owners.
2	Utility Plan	Conflict between storm and sanitary in front of lot 45.	Not a conflict	NOT ADDRESSED, no supporting documents were submitted.	utility plan has been revised to avoid this conflict.	Addressed.
3		Public Improvements plans are required. Public Improvements shall be completed and accepted prior of plat recordation.	Understood	Prior to Recordation		
4		Developer should pay an appropriate portion of the outstanding cash in lieu amount for the prior Unit 8 and Unit 12 where they did not pay cash in lieu for Rodd Field. Their payment for these prior units will be spread out over the future final lots that are platted, including this Unit 18.	Understood	Prior to Recordation		
5	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	Addressed		

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		
2	Utility Plan	Wastewater construction will be required for platting.	Understood	Prior to Recordation		

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		No comment.	Understood	Addressed		
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	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	Prior to Recordation		
2	Informational	FIRE APPARATUS ACCESS ROADS SECTION D102 REQUIRED ACCESS SECTION D103	Understood	To be required at Site Development / Building Permit stage		
3	Informational	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 required at Site Development / Building Permit stage		
4	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	Understood	To be required at Site Development / Building Permit stage		
5	Informational	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 required at Site Development / Building Permit stage		
6	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	To be required at Site Development / Building Permit stage		

7	Informa tional	<p>FIRE APPARATUS ACCESS ROADS</p> <p>Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.</p> <p>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" or approved area for turning around fire apparatus.</p>	Understood	To be required at Site Development / Building Permit stage		
8	Informa tional	<p>Note: Angels Creek Drive may need a turnaround provision. Either a 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac.</p> <p>Bayley Creek Drive hammerhead does not appear to meet the 120 feet requirement.</p>	Understood	Prior to Recordation		
9	Informa tional	<p>RESIDENTIAL DEVELOPMENTS</p> <p>D107.1 One- or two-family dwelling residential developments.</p> <p>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.</p>	Understood	Prior to Recordation		
10	Informa tional	<p>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.</p>	Understood	Prior to Recordation		
11	Informa tional	<p>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.</p> <p>Unless otherwise approved by the Fire Marshal.</p>	Understood	Prior to Recordation		

12	Informa tional	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	Prior to Recordation		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. between lots 11 & 12, blk. 30	6' utility easement has been added	Not Addressed.	The gas department has previously requested a 5' utility easement. We are currently trying to resolve this with the gas department.	Addressed.

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	a. Parkland Dedication Requirement and Park Development Fees.	Understood	Prior to Recordation		
2	Plat 2	ii. Park Development Fees: 39 x \$200 = \$7,800.00.	Understood	Prior to Recordation		
3	Plat 2	Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 units x 39 unit = 0.39 acre of land dedication.	Understood	Prior to Recordation and Contingent on Park Development Agreement approval by City Council		
4	Plat 2	In lieu of land dedication, \$62,500/acre x .39 acres = \$24,375 is due unless fair market value/purchase information is provided.	Understood	Prior to Recordation and Contingent on Park Development Agreement approval by City Council		

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	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			

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. Understood
- Prior to Recordation