

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 11-14-19  
TRC Comments Sent Date: 11-19-19  
Revisions Received Date (R1): 1-16-20  
Staff Response Date (R1):2-4-20  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date: 2-19-20

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: 19PL1083

RIVERBEND SUBDIVISION (PRELIMINARY – 46.20 ACRES)  
Located east of Fred’s Folly and south of Yorktown Boulevard.

Zoned: RS-6

Owner: Patricia H. Wallace  
Engineer: Urban Engineering

The applicant proposes to plat the property to develop a residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Although closure is not required on preliminary plats, the plat closes.	Understood	Correct.		
2	Plat	The two short hammerhead streets perpendicular to Lasso Dr. require a unique street name.	Labels have been added.	Correct.		
3	Plat	Label Pruet Dr. on Riverbend Unit 2.	Label has been added.	Correct.		

4	Plat	Label the correct and complete legal description of the adjacent properties. See Lot 11, Section 25, owner is MPM, west of Block 1, Lot 18 at Killebrew Dr.	Correction has been made.	Correct.		
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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide YR and UE label for Lots 13 and 14 Block 4, Unit 13.	Label has been added.	Addressed.		
2	Plat	Label UE for Unit 3, at rear of Block 4.	Label has been added.	To be addressed with Final Plat. UE shown but not labeled.		
3	Plat	Verify if Plat note 14 and 15 is warranted as plat has changed. Update Plat note 11.	Notes have been removed.	Addressed.		
4	Plat	Provide half street distance at entrance for Lasso Drive and at end of the street.	Dimensions have been added.	Addressed.		
5	Plat	Remove 16" RCP label on Lasso Drive.	Correction has been made.	Addressed.		
6	Plat	Provide Half street distance for Bull Rider Drive, Pruet Drive and entries to T-turnarounds off Lasso Drive.	Dimensions have been added.	Addressed.		
7	Plat	Provide a minimum 15' UE for all looping water lines.	We are providing 10' Utility Easement and 5' Electrical Easement for a total of 15'. The Water line will be centered in the 10' U.E.	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed.		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes, at the final plat stage.	
Water	Yes, at the final plat stage.	
Wastewater per master Plan	Yes, at the final plat stage.	

Stormwater	Yes, at the final plat stage.		
Fire Hydrants	Yes, at the final plat stage.		
Manhole	Yes, at the final plat stage.		
Sidewalks	Yes, including sidewalk along Yorktown.	Have not provided in the past. the sidewalk along yorktown has been waived due to Yorktown being a Strip paved section with parallel ditches	Addressed. Waiver previously approved.
Streets	Yes, at the final plat stage.		

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		Provide and label the temporary drainage easement.	Easement has been added and labeled.	Addressed.		
2		All hammer heads must conform to the City current hammer Head design, use the following hyperlink to access the City current hammer Head design: <a href="https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf">https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf</a>	Hammer Heads shall comply with Previously approved Hammer Head configuration Per Preliminary Plat.	Addressed previous Prelim plat approved with old Hammerhead design.		
3	Utility Plan	A proposed street lighting layout will be required for review by Traffic Engineering. This item is required at the final plat stage.	Understood	To be addressed with Final Plat public improvements.		
4	Utility Plan	Revise proposed 6" Water Main to 8"; provide size of existing water line south of Yorktown Blvd; no dead end mains allowed.	There is an 8" Line in Ranch View. Why is another Parallel 8" Line need two blocks away?	Not addressed. To be addressed on Final Plat and Public Improvements for 8" line for Lasso Drive. Not a condition for this Prelim plat.		

5	Utility Plan	Public Improvements and development fees shall be required at final plat. Public Improvements shall meet all city master plans and city standards. Public improvement plans must include a 5' wide sidewalk along Yorktown.	See Previous Sidewalk Comment	Addressed. Waiver previously approved.		
6	Utility Plan	All UE's at the Hammer Heads for Water Mains and for Wastewater Mains must be 15' wide (10' are not acceptable) and the proposed UE must be centered on the proposed main.	See Response to Item 7 under Land Development	Addressed.		
7	Informational	See Utilities Department Comments hereafter.	Understood	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required on Final Plats (no dead-end mains will be permitted).	Understood	To be addressed with Final Plat public improvements.		
2	Plat	Wastewater construction will be required on Final Plats.	Understood	To be addressed with Final Plat public improvements.		

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	Plat	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. REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	To be addressed with Final Plat public improvements.		
2	Info:	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.	Understood	To be addressed on site development.		
3	Info:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.	Understood	To be addressed with Final Plat public improvements.		
4	Info:	D103.1 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 addressed with Final Plat public improvements.		
5	Info:	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 addressed with Final Plat public improvements.		

6	Info:	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 addressed with Final Plat public improvements.		
7	Info:	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 addressed with Final Plat public improvements.		
8	Info:	Note: Several hammer heads are noted on this plat review, therefore IFC 2015 section 503.2.5 will be required.	Understood	To be addressed with Final Plat public improvements.		
9	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. “Y”, or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.)	Understood	To be addressed with Final Plat public improvements.		
10	Info:	RESIDENTIAL DEVELOPMENTS-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.		
11	Info:	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.		

12	Info:	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.		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. between lots 18,19,21? blk. 45' each side and 10' U.E. between lots 5 & 6, BLK. 5 5" each side	Easements have been added	Addressed.		
2	Plat	Request 5' U.E. on lot 25, blk. 4 Request 20' U.E. between lots 10 &11,blk. 5 and 10'U.E. between lots 15 & 16, blk. 5 5' each side Unit 3	Easements have been added	Addressed.		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary 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	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.		