## **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)**

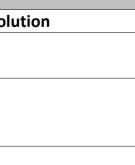
Located east of Fred's Folly and south of Yorktown Boulevard.

Zoned: RS-6

**Owner:** Patricia H. Wallace **Engineer:** Urban Engineering

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

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



	Label the correct and complete legal			
	description of the adjacent properties.			
	See Lot 11, Section 25, owner is MPM,			
4 Plat	west of Block 1, Lot 18 at Killebrew Dr.	Correction has been made.	Correct.	

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

PLA	NNING/E	nvironment & Strategic Initiatives (ESI)				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu
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.				



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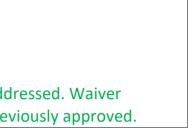
Stormwater	Yes, at the final plat stage.	
Fire Hydrants	Yes, at the final plat stage.	
Manhole	Yes, at the final plat stage.	
		Have not provided in the past. the sidewalk along yorktown has been waived due to Yorktown being a Strip paved section with Addr
Sidewalks	Yes, including sidewalk along Yorktown.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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

# DEVELOPMENT SERVICES ENGINEERING

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





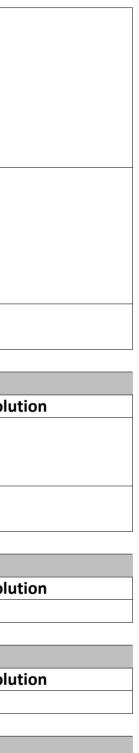
5	Utility Plan	Public Improvements and development fees shall be required at final plat. Public Improvements shall meet all city master plans and city standards. Public improvement plans must include a 5' wide sidewalk along Yorktown.	See Previous Sidewalk Comment	Addressed. Waiver previously approved.	
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.		Addressed.	
	Informa tional	See Utilities Department Comments hereafter.	Understood	Addressed.	

UTIL	ITIES ENG	GINEERING				
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu
		Water construction will be required on				
		Final Plats (no dead-end mains will be		To be addessed with Final Plat		
1	Plat	permitted).	Understood	public improvements.		
		Wastewater construction will be		To be addessed with Final Plat		
2	2 Plat	required on Final Plats.	Understood	public improvements.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu
1	Plat	No comment.	Understood	Addressed.		

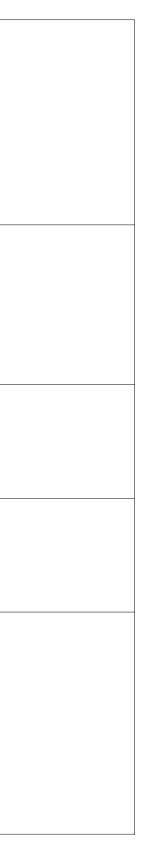
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu
1	Plat	No comment.	Understood	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
	No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu



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				 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-ALLL BUILDINGS AND		To be addessed with Final Plat	
1	STRUCTURES.	Understood	public improvements.	
	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		To be addressed on site	
2 Info:	within the jurisdiction.	Understood	development.	
	IFC 2015 Sec. 503.2.1 Dimensions Fire			
	apparatus access roads shall have an			
	unobstructed width of not less than 20		To be addessed with Final Plat	
3 Info:	feet, exclusive of shoulders.	Understood	public improvements.	
5 1110.				
	D103.1 where a fire hydrant is located			
	on a fire apparatus access road, the			
	minimum road width shall be 26 feet		To be addessed with Final Plat	
4 Info:	(7925 mm), exclusive of shoulders	Understood	public improvements.	
	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		To be addessed with Final Plat	
5 Info:	pounds (34 050 kg).	Understood	public improvements.	
	Position (01.000 (0).	0	paste inprovements.	ļ



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	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		To be addessed with Final Plat	
6 Info:	provide all weather driving capabilities	Understood	public improvements.	
	Note: a drivable surface capable of			
	handling the weight of fire apparatus is			
	require to be in place prior to "going		To be addessed with Final Plat	
7 Info:	vertical" with the structure.	Understood		
7 100:	vertical with the structure.	Understood	public improvements.	
	Note: Several hammer heads are noted			
	on this plat review, therefore IFC 2015		To be addessed with Final Plat	
8 Info:	section 503.2.5 will be required.	Understood	public improvements.	
	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		To be addessed with Final Plat	
9 Info:	Design Standards.)	Understood	public improvements.	
	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			
10 Info:	apparatus access roads.	Understood	Addressed.	
	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			
11 Info:	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			
12 I	Info:	approved by the Fire Marshal.	Understood	Addressed.	

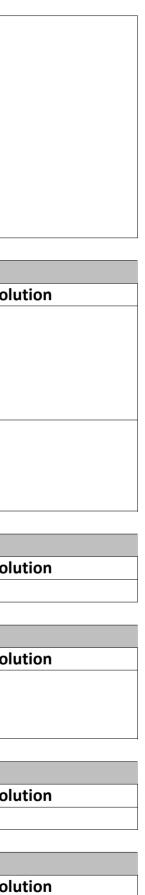
GAS	AS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu			
	Diat	Request 10' U.E. between lots 18,19,21? blk. 45' each side and 10' U.E. between lots 5 & 6, BLK. 5 5" each side	Easements have been	Addrossed					
1	. Plat	Request 5' U.E. on lot 25, blk. 4 Request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

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

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

NA	NAS-CORPUS CHRISTI								
No	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Reso			
	1 Plat	No comment.	Understood	Addressed.					

C	CORPUS CHRISTI INTERNATIONAL AIRPORT							
Ν	۱o.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu	
	1	Plat	No comment.	Understood	Addressed.			



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

Α	AEP-DISTRIBUTION							
Ν	o. S	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resol	
	1 F	Plat	No comment.	Understood	Addressed.			

TXD	TXDOT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu		
1	Plat	No comment.	Understood	Addressed.				

NUE	NUECES ELECTRIC							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolu		
	Plat	No comment.	Understood	Addressed.				

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