

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:  
TRC Meeting Date: 6-25-20  
TRC Comments Sent Date: 6-29-20  
Revisions Received Date (R1): 7-21-20  
Staff Revised Response Date (R1):8-25-20  
Revisions Received Date (R2): 9-14-20  
Staff Response Date (R2): 9-15-20  
Planning Commission Date: 9-30-20

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: 20PL1058

CAYO DEL OSO SUBDIVISION, SECTIONS 4 & 5 (PRELIMINARY – 23.22 ACRES)  
Located south of Oso Parkway and east of Rodd Field Road.

Zoned: RS-4.5

Owner: Southside Ventures, III, LP  
Engineer: Urban Engineer-Victoria

The applicant proposes to preliminary plat the property in order to construct 65 single-family lots and 1 non-builaable lot for residential development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct and revise General Note 13 referencing Private Driveway Access for Blocks 3 & 9	General Note 13 has been revised to reflect the correct Blks and Lots for prohibited private driveway access from Oso Parkway. Lot numbering sequence for Section 4 has been corrected as Blk 3, Lots 12-31. Reference to Blk 9 should have been Blk 10.	Addressed		
2	Plat	Show and label continuation U.E along Oso Parkway for Section 5, Block 7, Lot 29.	Corrected	Addressed		
3	Plat	Section 5, along Oso Parkway show and label 15' U.E (UDC 8.2.3.A.2)	Corrected	Addressed		
4	Plat	Identify the dashlines along rear of Blocks 7 & 10 Section 5	Corrected	Addressed		
5	Plat	Identify the dashlines along the street frontages of Section 5, Blocks 7 & 10	Corrected	Addressed		
6	Plat	Identify the dashlines along the street frontage of Block 8 and sides of lots 4, 8, 9 & 16 Section 5	Corrected	Addressed		
7	Plat	Identify the dashlines along the private street frontages of Section 4, Block 12, Lot 2.	Corrected	Addressed		
8	Plat	Identify the dashlines along the rears of Section 4, Block 3 and sides of Lots 31, 19, 18, 28 and 24.	Dashlines have been identified and affected sides of Lots corrected to Blk 3, Lots 31, 30, 29, 28 and 24.	Addressed		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes at the Final Plat stage	
Water	Yes at the Final Plat stage	
Fire Hydrants	Yes at the Final Plat stage	
Wastewater	Yes at the Final Plat stage	
Manhole	Yes at the Final Plat stage	
Stormwater	Yes at the Final Plat stage	
Sidewalks	Yes at the Final Plat stage	
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 Resolution
1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	OK	Yes at the Final Plat stage and prior to plat recordation.		
2		The Developer must pay 100% of the approach to the bridge including the Water Main and up to the property limit. Provide cash in lieu of construction prior to plat recordation . UDC Section 8.1.3.A; add the following note on the Preliminary Plat and the Fina Plat "Cash in lieu of Construction will be paid for the approach prior to Plat Recordation". Please provide the engineers cost estimate for approach.	OK. The note "Future Oso Parkway cash in lieu of construction will be paid for the approach prior to Plat Recordation" has been added to the plats. Please refer to the attached Construction Cost Estimate.	Yes at the Final Plat stage and prior to plat recordation.		
3		Oso Parkway alignment: Use a reverse curve to move Oso Parkway to conform to the original location of the Oso Parkway per the UTP where it meets Dorsal property ( you may offset the alignment at the channel crossing about 110’ to the south; after you complete this item, please email me the new alignment to make sure we are on the same page).	OK. The alignment of Oso Parkway has been corrected. Ok. The note "Future 8" water main cash in lieu of construction will be paid for prior to plat recordation" has been added to the Overall Utility Plan. Please refer to the	Addressed		
4		The developer is required to design the 8” water line to accommodate a future extension across the drainage channel AND not to extend the line across the channel at this time.	attached Construction Cost Estimate.	Yes at the Final Plat stage and prior to plat recordation.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat. No dead-end mains will be permitted.	OK			
2	Plat	Wastewater construction will be required at Final Plat.	OK			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	OK			

FLOODPLAIN
------------

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

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	66 lots for single family use RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual. Fire hydrants to be located every 600 feet apart and operational.	OK			
2	Informational	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	OK			
3	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	OK			
4	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).	OK			
5	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 A 96-foot diameter cul-de-sac is required for fire apparatus turn around provision.	OK			
6	Informational	Note: 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. Consideration should be given to extending Brooke Ln. and tying into Oso Parkway to allow for separate fire department access and improve response time.	OK			

**GAS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10 U.E. between lots23 &24, blk. 2 and between lots 8 & 9, 7 & 9, blk. 10 5' each side.	Corrected. (Blk 2 in comment was incorrect and should have been Blk 7.)	Addressed		
2	Plat	Label 15' U.E. lots 1, 4, 5 and 19, near OSO PKWY.	Corrected (Comment did not state the Blk but lots are in Blk 10.)	Addressed		
3	Plat	Label 15' U.E. From lots 1 thru 16, blk. 8	Corrected	Addressed		
4	Plat	Label 15' U.E. from lots 12 thru 24, blk. 3.	Corrected	Addressed		
5	Plat	Request 15'U.E. in front of lots 28,18,and 19, blk. 3	Corrected. Blk 3, Lots 18 & 19 were mislabeled and should have been Lots 29 & 30. A 15' UE has been added to the front of Lots 28, 29 & 30.	Addressed		

**PARKS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. (Preliminary Plat General Note #10)	OK			

**REGIONAL TRANSPORTATION AUTHORITY**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	OK			

**NAS-CORPUS CHRISTI**

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



CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	2.4 miles Northwest of Cabaniss ALF. Aeronautical study may be required based on construction method.	OK			

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP is requesting the first 5’ off the ROW to be an AEP EE for every lot in the plat	Corrected	Addressed		

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

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

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. No comment.