

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District # 5: MJO

TRC Meeting Date: 11-12-20

TRC Comments Sent Date: 11-17-20

Revisions Received Date (R1): 12-22-20

Staff Response Date (R1): 12-30-20

Revisions Received Date (R2): 1-22-21

Staff Response Date (R2): 1-25-21

Planning Commission Date: 2-3-21

TRC Comments met

PC date set

Urban Engineering Responses: 1/22/2021

Urban Engineering Responses: 12-22-2020

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: 20PL1123

RANCHO VISTA SUBDIVISION (PRELIMINARY – 118+- ACRES)

Located east of Rodd Field Road and south of Yorktown Boulevard.

Zoned: RS-4.5 and FR

Owner: Braselton Development Company, Ltd.

Surveyor: 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	Closure is not checked on preliminary plats.	Understood	Addressed.		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	labels have been added	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	The plat requires approval of the Rezoning of the FR District by City Council prior to placing the plat on a PC agenda.	Disagree. A preliminary plat is not an approval of final design. Note 8 (from previous preliminary plat approval) addresses this. All previous preliminary plats for Rancho Vista were approved with the current zoning. A final plat will have to conform to applicable zoning standards at final plat stage. Development services will not approve a final plat until it meets zoning requirements.	Addressed. The plat can be placed on a PC agenda as Conditional based on the PUD rezoning approved.		
2	Plat	Label the park areas as Private Park. Pocket park as HOA owned and maintained	Note 26 has been added to address Lot 1, Block 41. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be owned and maintained by the City.	Not addressed. Please provide this response as a Plat note as indicated during Teleconference Meeting.	Note has been revised	Addressed.
3	Plat	T-turnarounds are not meeting City standard with the corresponding street sections.	T-heads do meet city standard as previously approved by staff.	Addressed. Layout approved as revised with minimal T-turnarounds.		
4	Plat	Bridge Participation may be required for Rodd Field Road.	Understood	To be addressed with Final Plats.		
5	Plat	Outstanding cash in lieu amounts for the prior Units 8 and 12 Rodd Field Road construction not paid will be spread out over the future final plats.	Understood	To be addressed with Final Plats.		

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.	Understood	Will be addressed at the Final Plat Stage.
Water	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.
Fire Hydrants	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.
Wastewater	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.

Manhole	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.
Stormwater	Yes, per DRAFT MASTER Study.	Understood	Will be addressed at the Final Plat Stage.
Sidewalks	Yes, including the construction of one side of Rodd field.	Understood	Will be addressed at the Final Plat Stage.
Streets	Yes	Understood	Will be addressed 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	Plat	Delete note number 22 about hammer heads.	Note has been removed	Addressed		
2	All sheets	No hammer heads are allowed.	Hammerheads are part of previously approved preliminary plat. This revision actually reduces the number of T-heads already approved.	Addressed. Layout approved as revised with minimal T-turnarounds.		
3	Plat	Rodd field Road is classified as A3 according to the UTP plan, indicate the distance of 65' from Rodd field CL to the Property limit and dedicate the necessary ROW.	Dimensions have been added. Adequate ROW is shown to be dedicated	Addressed		
4	All sheets	Future Units for final plats fronting Rodd Field road will be required cash in lieu of street construction.	Understood	Will be addressed at the Final Plat Stage.		
5	All Sheets	The minimum Street Section allowed is 50' wide; delete all Street Sections less than 50' wide; this Plat is not located in a rural area.	Street Sections less than 50' pertain to future PUD and have been removed.	Addressed		
6		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	Public Improvement plans are not required for preliminary plats.	Will be addressed at the Final Plat Stage.		

7	Informa tional: Particip ation agreem ent	If a participation agreement and / or reimbursement are being requested by the Developer / Engineer, then prior to start of construction, City Council must approve said agreement. If the Developer chooses to begin work prior Council approval, this will result in the participation agreement and / or reimbursement becoming ineligible and all construction will be at the Developer's Expense.	Understood	Will be addressed at the Final Plat Stage.		
8	SWQMP	Show and label clearly the Flood Plain Limits on the SWQMP; use dark line work.	Flood lines have been darkened for clarity	Addressed		
9	SWQMP	Provide the hydrology exhibits and calculations and provide the flows for the pre and post development and the differential for 5, 25, and 100 year storm events with and without detention.	Detailed drainage calcs will be provided at plan development stage. The 5, 25 and 100 year pre and post development calcs will be provided with final plats.	Will be addressed at the Final Plat Stage.		
10	Plat & SWQMP	Since detention is proposed; add the following note to the Plat Title sheet "The HOA is responsible for maintaining the detention basin/s".	There are no proposed detention basins. Note 27 has been added referencing wetlands.	Not addressed: Note 27 doesn't say the HOA will be maintaining the Wetlands.	note has been revised	Addressed
11	SWQMP	Provide outlet details to detention basins; explain how the stormwater will reach Oso Creek.	There are 3 existing outfalls to Oso Creek as shown. There are no detention basins. Lot 152, Block 29 and Lot 111, Block 38 are existing wetland areas.	Addressed		
12	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Note has been added	Addressed		
13	Plat	Add the following note to the preliminary plat "The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot".	Note has been added	Addressed		
14	Utility Plans	Wastewater: Please confirm that your connections points for Wastewater have enough depths to Service the entire Development.	Detailed design issue that is addressed at final design not at preliminary plat stage.	Will be addressed at the Final Plat Stage.		

15	Utility Plans	Indicate the size and type of each Utility.	Water, sanitary sewer and storm pipes are labeled as such. Pipe type and size are per city standard. There is no need to identify on a preliminary plat.	Will be addressed at the Final Plat Stage.		
16	Plat	Replace notes 9-18 with the following notes "All lots driveways must be located on the shorter length of the lot".	No, all notes correctly list the lot and block nos. that are affected. Mr. Saleh agreed it is okay to leave notes as they are.	Addressed		
17		Submit the offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com.	Offsite easements will be dedicated at each final plat stage	Will be addressed at the Final Plat Stage.		
18		Submit portion of temporary DE Document number 2018043072 O.R.N.C.T. to be closed / vacated for processing and recordation to ContractsAndAgreements@cctexas.com.	No. Temporary Drainage Easement document has language pertaining to abandonment when permanent infrastructure is installed and temporary easement no longer used.	Addressed		
19		Add the following note "Street lights location map will be provide with each Final Plat".	Note has been added	Addressed		
20		Oso Parkway Bridge and utility construction at the south east corner of the preliminary plat (the south east corner of the property). UDC Section 8.1.3.A; add the following note on the Preliminary Plat and the Final Plat "Cash in lieu of Oso Parkway Bridge and utility construction will be paid prior to Plat Recordation". Please provide the engineers cost estimate for same at the Final Plat stage.	Understood	Will be addressed at the Final Plat Stage.		
21		Vacate Victor P. Garcia because it has been closed with a T head.	ROW Closure for portion near Hector P. Garcia, has been submitted to the City.	Will be addressed at the Final Plat Stage.		
22		Additional comments may come to you on your next submittal due to the extent of the comments.	Understood	Addressed		
23		See Below FIRE Department comments	okay	Addressed		
24		See below Utilities Department Comments.	okay	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Water construction will be required for Final Plat.	Understood	Will be addressed at the Final Plat Stage.		
2	Plat	Wastewater construction will be required for Final Plat.	Understood	Will be addressed at the Final Plat Stage.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	To be addressed on site development.		
2		Public improvement plans should include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage, Temporary Dead-Ends should include the appropriate object markers, and one-way streets must include signage for any one-way designations and affected side	Understood	Will be addressed at the Final Plat Stage.		
3		<small>The developer or their representative is required to submit a "LED street lighting plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. AEP is now using LED lights instead of HPS. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards. The "street lighting plan" must also indicate all existing street lights within 500-ft (v/r) of proposed street lights along tangent street sections. Preliminary "written" approval of the "street lighting plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</small>	Understood	Will be addressed at the Final Plat Stage.		
4		Hammerheads are not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs are recommended at this application as it provides a better turning radius for the street. Hammerheads need approval from Fire and Solid Waste.	Hammerheads were approved in previous preliminary plat and are permitted by code. The city cannot change course in midstream.	Addressed. Layout approved as revised with minimal T-turnarounds.		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Hammerheads are not acceptable practice to use as turnarounds as Solid Waste does not support these designs for the turnarounds shown on this layout.	Hammerheads were approved in previous preliminary plat and are permitted by code. The city cannot change course in midstream.	Addressed. Layout approved as revised with minimal T-turnarounds.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Info:	The Fire Marshal has determined that the proposed hammerhead design is not acceptable. The next review should reflect proposed alternatives to the current hammerhead design.	Hammerheads were approved in previous preliminary plat and are permitted by code. The city cannot change course in midstream.	Addressed. Layout approved as revised with minimal T-turnarounds.		
2	Info:	Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational prior to construction.	Understood	Will be addressed at the Final Plat Stage.		
3	Info:	REQUIRED ACCESS: 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 to provide all weather driving capabilities	Understood	To be addressed on site development.		
4	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	Understood	To be addressed on site development.		
5	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood	Will be addressed at the Final Plat Stage.		
6	Info:	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	Will be addressed at the Final Plat Stage.		
7	Info:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	We are applying city standards. If the city wants something other than its standard then they must revise those standards before applying them. No other 28' BB city standard street in the entire city is required to have fire lane striping and	To be addressed on site development.		
8	Info:	Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to "going vertical" with the structure.	Understood	Will be addressed at the Final Plat Stage.		

9	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 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 (Section 503.2 and Appendix D-Cull de Sac turning diameter shall be 96' minimum.).	Code also allows hammer head which we comply with.	Addressed. Layout approved as revised with minimal T-turnarounds.		
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FLOODPLAIN

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

GAS

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

PARKS

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

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	2.3 miles West of Waldron ALF. May require aeronautical study based on construction method.	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
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