

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: MJO/District 5

App Received: 3-24-21

TRC Meeting Date: 4-29-21

TRC Comments Sent Date: 5-3-21

Revisions Received Date (R1): 5-20-21

Staff Response Date (R1): 6-1-21

Revisions Received Date (R2):6-2-21

Staff Response Date (R2): 6-2-21    TRC Comments met

Planning Commission Date: June 9, 2021

PC date set

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: 21PL1049

**RIVERBEND SUBDIVISION (PRELIMINARY – 23.60 ACRES)**  
Located east of Fred’s Folly and south of Yorktown Boulevard.

**Zoned: RS-4.5**

**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	Closure Not Checked on Preliminary Plats	Understood	Addressed.		
2	Plat	Correct Volume and Page Reference for Riverbend Subdivision Unit 2. (TSPS Manual of Practice Category 1A: Land Title Survey, Section I; Adjoiner)	has been corrected	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide Unit 6 label for the third Unit boundary.	Both sections are part of Unit 5	Addressed.		
2	Plat	Provide a temporary turnaround right of way easement at end of Bullrider Drive.	Bullrider Dr wil tie into RV20 project currently being platted	Addressed.		

3	Plat	Verify that the Fire Code 28' paved radius for turnarounds will be within right of way shown on plat.	N/A, no turn arounds are shown on plat.	Addressed.		
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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 (With Final Plat)	Understood
Water		Yes (With Final Plat)	Understood
Fire Hydrants		Yes (With Final Plat)	Understood
Wastewater		Yes (With Final Plat)	Understood
Manhole		Yes (With Final Plat)	Understood
Stormwater		Yes (With Final Plat)	Understood
Sidewalks		Yes (With Final Plat)	Understood
Streets		Yes (With Final Plat)	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	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood	To be addressed with Public Improvements.		
2	Plat	Public Improvements Plans are required with final plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	To be addressed with Public Improvements.		
3	Plat	Update Alley section with Specifications. Pavement to support fire equipment.	Understood	Addressed		
4	Plat	Verify that there is sufficient turning radius for fire equipment from Lariat Toss Drive and Bronco Buster Drive onto the 25' Alley	has been verified	Addressed		
5	SWQMP	Including off-site contributions on the pre-development Drainage Plan. Indicate how offsite flows are managed in the final drainage plan (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	Shown on SWQMP	SWQMP does not show pre- or post Development Drainage Patterns for on or offsite.	This is a revised preliminary plat to make layout changes requested by the City. Units 1, 2 and 3 are already completed and are the upstream units. Units 4 and 5 remain and off-site contribution from Units 1, 2 and 3 is provided. Downstream, the subdivision discharges to the existing Starlight Estates subdivision and ultimately discharges to Oso Creek. Both are shown and/or notated on SWQMP.	Addressed, SWQMP approved with Preliminary Plat

6	SWQMP	Storm water outfall map - show the ultimate outfall into the receiving water.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	Shown on SWQMP	SWQMP lists the receiving water. The route to the ultimate outfall is not provided (See Municipal Code 14-1002).	Storm water from this preliminary plat discharges to another bordering subdivision (Starlight Estates) that then discharges to Oso Creek. This is noted on preliminary plat.	Addressed, SWQMP approved with Preliminary Plat
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UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for final plat (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood	To be addressed prior to recordation.		
2	Plat	Wastewater construction will be required for final plat (UDC 1.2.1.D & 8.2.7; Collection System Standards)	Understood	To be addressed prior to recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Review the 2-25' alleys to meet AASHTO Roadside Design Guide for roadside clearance. The 25' alley on the south does not have curb, so vehicles can hit the fences for the homes along Krypton. Also, we need to know how the design will not have vehicles parked blocking travel lanes.	The alley section complies with the UDC for platting. Detailed design questions will be addressed with subdivision plans. Parking questions will also be addressed at that time with either fire lane or stripping or no parking signs.	To be addressed with Public Improvements.		
2	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Understood	Addressed.		
3	Infor:	Public improvement plans shall 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 streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed with Public Improvements.		
4	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing “STOP” signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed with Public Improvements.		

5	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed with Public Improvements.		
6	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed with Public Improvements.		
7	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed with Public Improvements.		
8	Infor:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. 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.	Understood	To be addressed with Public Improvements.		
9	Infor:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) 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.	Understood	To be addressed with Public Improvements.		

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Bullrider Drive is a Dead end needing a turn around.	See Comment Response to Land Development Comment #2	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	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Understood	To be addressed with Public Improvements.		
2	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood	To be addressed with Public Improvements.		
3	Plat	503.1.1 (amendment) 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. The fire apparatus access road shall allow access to (3) sides of buildings in excess of (15,000) sq ft and all sides for buildings in excess of thirty thousand (30,000) sq. ft. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood	To be addressed with Public Improvements.		
4	Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood	To be addressed with Public Improvements.		
5	Plat	Note: Fire access roads shall be approved by the Fire Marshal's Office prior to going vertical with any structure.	Understood	To be addressed with Public Improvements.		
6	Plat	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 with Public Improvements.		
7	Plat	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood	To be addressed with Public Improvements.		
8	Plat	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, exclusive of shoulders.	Understood	To be addressed with Public Improvements.		

9	Plat	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Understood	To be addressed with Public Improvements.		
10	Plat	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Understood	To be addressed with Public Improvements.		
11	Plat	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof.	Understood	To be addressed with Public Improvements.		
12	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Understood	To be addressed with Public Improvements.		
13	Plat	Note: Lariat Toss and Bronco Buster Streets indicate a 25 feet ally on each end as a turnaround provision. The 25 feet ally is to meet the above requirements as a fire access road. Due to the width, the alley shall have No-Parking -Fire Lane signs posted. Does Bullrider St. have a turn-around provision otherwise it is a dead end and will need to be re-designed to meet the above criteria.	See Comment Response to Land Development comment # 2 and Traffic Engineering Comment #1	To be addressed with Public Improvements.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Preliminary plats not assessed park fees.	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	2.1 miles to Waldron Field	Understood	Addressed.		
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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.		

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