

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: 6-1-21

TRC Meeting Date: 6-24-21

TRC Comments Sent Date: 7-6-21

Revisions Received Date (R1): 7-27-21

Staff Response Date (R1): 9-16-21

TRC comments met

PC Date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 10-13-21

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: 21PL1089

RIVERBEND SUBDIVISION UNIT 4 (FINAL – 11.37 ACRES)

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

Zoned: RS-4.5

Owner: Patricia Wallace

Engineer/Surveyor: Urban Engineering

The applicant proposes to plat the property to develop Unit 4 (71 units) of a residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct plat note#4 with "Lots 16 and 17, Block 9"	Revision has been made	Addressed		
2	Plat	Remove the 5' EE along Ranch View Drive.	5' E.E. is requested/Required by A.E.P	Addressed		

3	Plat	Provide offsite Easement for Block 9	Prior to recordation	To be addressed prior to recordation.		
4	Plat	Water Distribution System Lot fee – 71 lots x \$182/lot = \$12,922.00	Understood	To be addressed prior to recordation.		
5	Plat	Wastewater System acreage Lot – 71 lots x \$393.00/acre = \$27,903.00	Understood	To be addressed prior to recordation.		

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		Understood
Water	Yes		Understood
Fire Hydrants	Yes		Understood
Wastewater	Yes		Understood
Manhole	Yes		Understood
Stormwater	Yes		Understood
Sidewalks	Yes		Understood
Streets	Yes		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 prior to recordation.		
2	Plat	Public Improvements Plans are required with final plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	To be addressed prior to recordation.		
3	SWQMP	Per SWQMP Approved with Original Preliminary Plat	Understood	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood	To be addressed prior to recordation.		

2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Understood	To be addressed prior to recordation.		
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TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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	To be addressed with site development		
2	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 on Public Improvement plans.		
3	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 on Public Improvement plans.		
4	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 on Public Improvement plans.		
5	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 on Public Improvement plans.		

6	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 on Public Improvement plans.		
7	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 on Public Improvement plans.		
8	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 Eng. Dept., 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 on Public Improvement plans.		

Solid Waste

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Bullrider Drive appears to end in a dead end to the West. This may tie into something in the future, but we require a temporary turn around in the meantime.	Continues to Rancho Vista Subdivision Unit 20 Phase 1 which will be completed first.	To be addressed with Public improvements of Unit 20.		
1	Plat	Future plans shown in the overall picture show two hammerheads, Shades Way and Ronnas Way. Solid Waste does not approve of the use of hammerheads.	Does not apply to this unit	Addressed. Previously approved with Prelim.		

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 on Public Improvement plans.		

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 on Public Improvement plans.		
3	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 on Public Improvement plans.		
4	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 on Public Improvement plans.		
5	Plat	503.1.1 (amendment) Buildings and facilities: 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 on Public Improvement plans.		
6	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood	To be addressed on Public Improvement plans.		
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 on Public Improvement plans.		
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 on Public Improvement plans.		
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 on Public Improvement plans.		

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 on Public Improvement plans.		
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. The designation of a fire lane can be marked with conspicuous signs which have the words:” Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Understood	To be addressed on Public Improvement plans.		
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 on Public Improvement plans.		
13	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood	To be addressed on Public Improvement plans.		
14	Plat	The 25 ft. alley between Bronco Buster Dr. and Lariat Toss Dr. forms a turn-around provision for emergency vehicles. It is likely that curbs and sidewalks will not be provided. Therefore, signs should be installed stating “Fire Access Lane- No Parking”	Understood	To be addressed on Public Improvement plans.		
15	Plat	Ensure that Bullrider St. connects to next subdivision in order that a dead-end street is not created.	Does continue to Rancho Vista Subdivision Unit 20 Phase 1 which will be completed first.	To be addressed on Public Improvement plans.		

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	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood	To be addressed prior to recordation.		

2	Plat	The developer must provide either the Fair Market Value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the Actual Purchase Price (evidenced by a money contract or closing statement within 2 years of the application date). The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	To be addressed prior to recordation.		
3	Plat	fee = (0.71 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .71 acres = \$44,375	Understood	To be addressed prior to recordation.		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 71 units = \$14,200.00	Understood	To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY

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

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