**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#: GG/District#5**
**App Received: 6-29-21**
**TRC Meeting Date: 7-08-21**
**TRC Comments Sent Date: 7-12-21**
**Revisions Received Date (R1): 7-21-21**
**Staff Response Date (R1): 8-04-21**
**Revisions Received Date (R2): 8-11-21**
**Staff Response Date (R2): 8-20-21**
**Planning Commission Date:**

**Urban Engineering Responses 7/13/2021** **8/11/2021**

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: 21PL1094**

**PRELIMINARY PLAT OF RODD PLAZA SOUTH (PRELIMINARY – 13.45 ACRES)**
Located east of Rodd Field Road and south of Yorktown Boulevard.

**Zoned: RS-TF & CN-1**

**Owner: Related Investors, Ltd**
**Surveyor/Engineer: Urban Engineering**

The applicant proposes to preliminary plat the property for commercial/residential future development.

**GIS**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|---|---|---|---|---|---|---|
| 1 | Plat | Closure is not checked on Preliminary Plats | Understood | | | |

**LAND DEVELOPMENT**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|---|---|---|---|---|---|---|
| 1 | Plat | Phased development: Provide phase boundaries, phase number, phasing schedule, number of acres in each phase, and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing). | Phase 1 is proposed Commmercial to be developed once final plat is approved. Phase 2 plans are currently unknown but we are required to preliminary plat all contiguous properties . | Understood. Addressed | | |
| 2 | Plat | Add a note to the plat: Each lot with shall confirm to zoning standards. | Note, has been added | Addressed | | |
| 3 | Plat | Add a note to the plat: Each lot area must comply with zoning designation." | Note, has been added | Addressed | | |
| 4 | Plat | Add a note Water, Wastewater lot/acreage and Park fees shall be paid prior to recordation to the final plat. | Note, has been added | Addressed | | |
| 5 | Plat | Prior to plat recordation show and label the recording information for Rodd Plaza, Block 1, Lots 1 & 2 (north of Yorktown Boulevard). | Understood | Prior to plat recordation | | |
| 6 | Plat | Per DS Engineering, Prelim plats not assessed fees | Understood | | | |
| 7 | Plat | Add ROW width of Rodd Field Road | | Prior to plat recordation | | |

**PLANNING/Environment & Strategic Initiatives (ESI)**

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

**DEVELOPMENT SERVICES ENGINEERING**

| Action | Yes, for final Plat | No | | |
|---|---|---|---|---|
| Public Improvements Required? | **Yes** | | | |
| Water | **Yes** | | | |
| Fire Hydrants | **Yes** | | | |
| Wastewater | **Depends on development** | | | |
| Manhole | **Depends on development** | | | |
| Stormwater | **Yes** | | | |
| Sidewalks | **Yes, including Yorktown and Rodd Field Rd. (Arterials on Transportation Plan)** | | Sidewalks, already in place along Yorktown, annd Dunn Point. Rodd Field Road improvements will be deferred when final platting is proposed against its frontage. Rodd Field Improvements will be deferred. | Acknowledged, Deferment agreement to be submitted |
| Streets | **Yes** | | | |

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 | 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 | | | |
| 2 | Plat | Public Improvements Plans are required for Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A | Understood | | | |
| 3 | Plat | Provide a 15-foot Utility Easement on Rodd Field Road R-o-W (UDC 8.2.3.A.2) | Easement has been added | Addressed | | |
| 4 | SWQMP | Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project, Land use assumptions used for Hydraulic calculations, and land use shown on the existing City Storm Water Master Plan. | Provided in SWQMP | Not Addressed. There is a statement that the site is currently undeveloped. The land use assumed for calculation of the developed stormwater flows is not addressed. | Added note identifying proposed land use. | 8-20-21 Addressed |
| 5 | SWQMP | Cite source and rational for the Manning's "C" and rainfall intensity values used. | Source is cited as as City Master Plan. | There is reference to the development meets the Master Plan. Is that intended to imply that the values used are taken from the Master Plan? | Added note that assumptions made are based on City Master Drainage Plan | 8-20-21 Addressed |
| 6 | SWQMP | Show pre-development and post-development flow patterns, include any off-site flows. | See SWQMP | Are the arrows shown on the drawing pre- or post- development? Include in the arrows in the legend and show both flow patterns. | Added information to legend | 8-20-21 Addressed |
| 7 | SWQMP | Area A - Note states that 21 CFS will flow to the existing system at the Geiger / Dunns Point Intersection; where does the remaining 50 CFS from the post development flow analysis go? | Underground Storm Water systems are designed based Upon the 5Yr Storm. Based on this Area A generates 21 CFS Post Development flow at the subject intersection. The remaining 50 CFS referenced I can only assume is related to the 100Yr Post-Dev. Run off which has nothing to do with 5YR Underground system. | Addressed | | |
| 8 | SWQMP | Lot 1 shows to drain toward Geiger Drive, what is the anticipated flow rate? And is this contributary to the 21 CFS noted for the existing system in Rancho Vista? | 100Yr Storm flows in excess of 5YR flow overland or Pond until peak flows are absorbed. A portion of lot 1 is in Area A and a portion is in Area C as identified in SWQMP. | What is the anticipated flow into the Geiger Drive Storm Water System? | per notation on SWQMP the subject property contributes 21CFS into Geiger Drive sysyem | 8-20-21 Addressed |
| 9 | SWQMP | What is the anticipated flow from Area B to the Future Rodd Field Road R-o-W? How is this flow managed until Rodd Field Road is extended? | Added Future Flow Date to SWQMP. The Area B will remain undeveloped at this time and thus flows are unchanged from existing conditions. | Addressed | | |
| 10 | SWQMP | Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | Area A will be directed to Geiger and Dunns Point per previously approved drainage plans. Area B will be directed to Rodd Field Road and be collected in future public system in Rodd Field Road. Area C will discharge to Yorktown Blvd. per plans for Yorktown. | Municipal Code Section 14-1003 requests the route to, and location of, the outfall into the receiving waters. | Added note | 8-20-21 Addressed |
| 11 | SWQMP | Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003) | Note has been added | Addressed | | |

**UTILITIES ENGINEERING**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|---|---|---|---|---|---|---|
| 1 | Plat | At Final Plat, water construction will be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water Distribution Standards, Section IV-C). | Understood | | | |
| 2 | Plat | At Final Plat, no wastewater construction will be required for platting. | Understood | | | |

**TRAFFIC ENGINEERING**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|---|---|---|---|---|---|---|
| 1 | Info: | 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 | | | |
| 2 | Info: | Coordinate with proposed City Bond Project for Rodd Field Extension south of Yorktown Blvd | Understood | | | |
| 3 | Info: | For Lot 2: Driveway access on Yorktown will only be permitted meeting the minimum distance from the intersection Yorktown and Rodd Field Rd. For Lot 1: Driveway access will not be permitted along the eastbound right turn lane on Yorktown Blvd at Geiger Dr as that area is only for right turning vehicles to Geiger Dr and it will create a merging conflict point. Also, access along Geiger Dr is discouraged on local residential street. **We recommend to provide a shared access agreement with Lot 2.** | Yorktown Blvd. does not include a East bound Right Turn Lane. | 8-12-21 "Yorktown Blvd has an eastbound right turn lane into Geiger Drive. See attached photos taken on 8/12/2021. For Lot 1: Driveway access will not be permitted along the eastbound right turn lane on Yorktown Blvd at Geiger Dr as that area is only for right turning vehicles to Geiger Dr and it will create a merging conflict point. | | |
| | | | | (CONT). Yorktown is classified as a Primary Arterial A3 which per UDC Table 7.1.7.A, the minimum spacing is 250', and Lot 2 has onlu 182' facing Yorktown which are in conflict with the right turn lane as well. Also, driveway access along Geiger Dr is discouraged on local residential street (See note 5 on UDC Table 7.1.7.A). **We recommend to provide a shared access agreement with Lot 2.".** | | |

**FLOODPLAIN**

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

| FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT | | | | | | |
|---|---|---|---|---|---|---|
| **No.** | **Sheet** | **Comment** | **Applicant Response** | **Staff Resolution** | **Applicant Response** | **Staff Resolution** |
| 1 | Info: | Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual | Understood | | | |
| 2 | Info: | 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. | Understood | | | |
| 3 | Info: | Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. | Understood | | | |
| 4 | Info: | 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 | | | |
| 5 | 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 | | | |
| 6 | Info: | 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 | | | |
| 7 | Info: | Note: An accessible road and a suitable water supply is required before going vertical with any structure. | Understood | | | |
| 8 | Info: | 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 | | | |
| 9 | 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, exclusive of shoulders. | Understood | | | |
| 10 | Info: | 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 | | | |
| 11 | Info: | 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 | | | |
| 12 | Info: | 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 | | | |
| 13 | Info: | Note: Fire apparats accessibility for area 2 will require Rodd Field Rd. to completed from Yorktown Blvd. to Dunns Point Dr. | Understood | | | |
| 14 | Info: | Note: Development of commercial and residential properties will require further Development Services review. | Understood | | | |

| GAS | | | | | | |
|---|---|---|---|---|---|---|
| **No.** | **Sheet** | **Comment** | **Applicant Response** | **Staff Resolution** | **Applicant Response** | **Staff Resolution** |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | Plat | No comment. | Understood | | | |

**PARKS**

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

**REGIONAL TRANSPORTATION AUTHORITY**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|---|---|---|---|---|---|---|
| 1 | Info: | This preliminary plat is not located along an existing or foreseeably planned CCRTA service route. | Understood | | | |

**NAS-CORPUS CHRISTI**

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

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

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

**AEP-TRANSMISSION**

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|---|---|---|---|---|---|---|
| 1 | Plat | Barney Davis-Airline East<br>138kV-AEP-TCC: we do not want any approve ground improvement within 40' from the centerline. Contact: RONIKA G MORALEZ \| TRANS RIGHT OF WAY AGENT<br>RGMORALEZ@AEP.COM \| O:361.206-8625 | Understood, but please clarify location. | 7-22-21 In regards to the developers comments and asking for location we would like to reply:<br><br>AEP Transmission will not approve any above ground improvement within 40' on either side the centerline at the location of the electrical transmission line (Vol. 1495, Pgs. 758 – 760). | Understood, this easement lies in Rodd Field Road Right of Way. Will be in future Phase 2. | 8-12-21 Addressed |

**AEP-DISTRIBUTION**

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

**TXDOT**

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

**NUECES ELECTRIC**

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

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.
   Understood