

**PLAT REVIEW COMMENTS (2/5/19) Applicant Response R1 (2/12) R2 (3/5) Staff Response R1 (3/4) R2 (3/8)**

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: 19PL1007**

**STARLIGHT ESTATES UNIT 4 (FINAL – 10.95 ACRES)**

Located east of Fred's Folly Drive and south of Yorktown Boulevard.

Zoned: RS-4.5

Owner: MPM Development, LP  
 Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop 54 single family lots.

GIS								
No.	Sheet	Comment	Applicant Response (2/12)	Staff Resolution (2/19)	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	The plat closes within acceptable engineering standards.	<b>OK.</b>	Correct				
2	Plat 2	The street names Iron Man Dr. and Superman Dr. have been accepted by the City of Corpus Christi's Assistant City Attorney, Buck Brice, via email dated 12.19.2018, to Moses Mostaghasi and William Green.	<b>OK.</b>	Correct				
3	Plat 1	Reference to Map Records Nueces County Texas as M.R.N.C.T. and Deed Records Nueces County Texas as D.R.N.C.T.	<b>DONE.</b>	Correct				
4	Plat 2	Lot 10A, Block 4 will be changed to Lot 11, Block 4 on this plat and Lot 11, Block 4. Starlight Estates Unit 3 will be changed to Lot 12, Block 4 on that plat.	<b>BLOCK 4 ALREADY HAS A LOT 12 IN STARLIGHT ESTATES UNIT 2.</b>	Incorrect, they are different subdivisions therefore not duplicated, comment stands.	There would be two Lot 12s in Block 4, one in Unit 2 and one in Unit 3. I think this has the potential for confusion with builders in the future so I would like to keep as is.		<b>My comment #4 stands, they need to correct Unit 4 and Unit 3.</b>	

5	Plat 2	The adjacent properties will have completed recordation labels prior to the recordation of this plat.	OK.	Correct and acknowledged				
6	Plat 2	The adjacent street names on Starlight Estates Unit 3 will match the street names on this plat.	OK.	Correct and acknowledged				

**LAND DEVELOPMENT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide printed name of the Lien Holder on Owner's certificate and Lien Holder's certificate. Provide printed name of signee for Lien Holder.	none yet	Not Addressed.	The name of the lien holder is not known at this time.	Noted: To be filled out prior to recordation.		
2	Plat 2	Change all 5' UE's to 7.5 UE's	<b>DONE.</b>	Addressed.				
3	Plat 2	Change all offsite 5' UE by separate instrument to 7.5 UE's.	DONE.	Addressed.				
4		Water Distribution System lot fee – 54 Lots x \$182.00/lot = <b>\$9,828.00</b>	OK.	Noted.				
5		Wastewater System lot fee – 54 lots x \$393.00/lot = <b>\$21,222.00</b>	OK.	Noted.				
6	Plat 1	Note 6: change to read "THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE." Reason: the platted Y.R.s are not required under UDC; they are greater than what is required under UDC.	DONE.	Addressed.				
7	Conditio nal	Starlight Estates Unit 3 shall be recorded, and construction of Ranch View Dr. shall be completed from Yorktown Blvd. through Starlight Estates Unit 3 to meet the third access point for subdivisions over 161 units, prior to recording of this plat.	Unit 3 complete. Access via Fred's Folly, Stampeed and Krypton	As of 3/4/19 Construction Plans for north property (Riverbend Unit 2) has not commenced for second Access Point #2 thru Ranch View Drive. This Unit 4 construction will provide access onto Access Point # 1 (Fred's Folly) and Access Point #2 Ranch View Drive.	Noted. Please discuss with Moses.	Prior to Recordation: Per Planning Commission Conditional Waiver approval for Unit 3, on 6/27/2018, and per UDC 8.2.1.D.2 and Table 8.2.1.E, this Unit 4's required 3rd external connectivity access		

7 (cont'd)						point, Ranch View Drive, must be constructed through neighboring Riverbend Subdivision Units 2, 3, 4, & 5, before this Unit 4 may be recorded.		
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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Wastewater	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
Sidewalks	Yes	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	
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DEVELOPMENT SERVICES ENGINEERING								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	Plat doesn't comply with the minimum three External Access Points per UDC 8.2.1 E. See Land Development Comment #7	will comply	Will be decided with Land Developmetn Comment #7				
2	Plat 2	Minimum utility easement on side and rear easement shall be not less than 15 feet combined per UDC 8.2.3.	OK.	Missing in the West boundary in the rear of Block 1, 7.5 U.E. by Doc. # XXX. It shall be recorded prior of plat recordation.	with regard to a 7.5' UE by separate instrument west of and adjacent to Block 1, this easement would be in property owned by others, thus we cannot dedicate it. The Unit 2 plat was recorded without a similar 7.5' UE by separate instrument and the same for Rancho Vista Subdivision Phase 2, Unit 15.	Not Addressed.		
3		Public Improvements are required for water, waste water, storm water, sidewalk, streets, street lights. Dead end mains are not permitted. Public Improvements shall be completed and accepted prior of plat recordation.	OK.	Concur				

4	Informat ional	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	OK.	Concur				
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UTILITIES ENGINEERING (WATER AND WASTEWATER)								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	OK.	Noted.				
2	Plat	Wastewater construction is required for platting.	OK.	Noted.				

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

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

FIRE DEPARTMENT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informat ional	Fire flow at 750 gpm with 20 psi residual Fire hydrants to be located every 600 feet apart. D103.1	OK	Noted				
2	Informat ional	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.	Noted				

GAS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 2	No comment.		Addressed.				

PARKS								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Parkland Dedication Requirement and Park Development Fees apply.  Park Development Fee (\$200 per unit) – (\$200) x (54 units) = <b>\$10,800.00</b>	OK.	Noted				
2	Plat	Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 54 unit = <b>0.54 acres</b> of land dedication.	OK.	Noted				
3	Plat	Parks Dept will not accept land. a. In lieu of land dedication, \$35,000/acre x <b>.54 acres</b> = <b>\$18,900.00</b> is due unless fair market value/purchase information is provided UDC Section 8.3.6	OK.	Noted				

**REGIONAL TRANSPORTATION AUTHORITY**

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

**NAS-CORPUS CHRISTI**

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

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Drainage channel must be designed and maintained to not attract wildlife.	OK.	Noted				

**AEP-TRANSMISSION**

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

**AEP-DISTRIBUTION**

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

TXDOT								
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No Comment, property not adjacent to TxDOT right-of-way.	OK.	Addressed.				

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