## 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.\*\*\*

PC Date set

Staff Only/District#: MZ / 5
App Received: 12/8/2022
TRC Meeting Date: 1/5/2023
TRC Comments Sept Date: 1/9/

**Planning Commission Date:** 

TRC Comments Sent Date: 1/9/2023

All comments Addressed

Revisions Received Date (R1): 1/10/2023
Staff Response Date (R1): 1/12/2023
Revisions Received Date (R2):
Staff Response Date (R2):

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: 22PL1178

## Starlight Estates Unit 7 (Final Plat–23.34 ACRES)

Located south of Yorktown Blvd. on Krypton Dr.

Zoned: RS-4.5

**Owner: MPM Development** 

Surveyor: Bass & Welsh NixMW1@gmail.com

The applicant proposes to plat the property to create 129 Lots

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

LAND DEVEL	OPMENT				
No. Sheet	Comment	Applicant Response	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
1 Plat	Plat application needs to be signed by engineer/ surveyor	Done.			
2 Plat	Remove topography from the plat.	Done.	Addressed		
	Please revise the plat pages. Please see the templates on				
3 Plat	the city website.	Done.	Addressed		
4 Plat	Provide a graphic scale on pages two and three.	Done.	Addressed		
5 Plat	Provide a legend on pages two and three.	Done.	Addressed		
		I prefer to show complete lots, not			
		lots split by match lines. Clearer this			
6 Plat	Provide match lines for sheets two and three.	method.	Addressed		
	Provide Vol. and Pg. numbers for recorded plats adjacent				
7 Plat	to these plats.	Will do before plat is recorded	Prior to recordation		

	Continuation of lot numbers between units is not				
8 Plat	consistent.	It is consistent.	Addressed		
	Temporary turnarounds will be needed. Please see Fire	Not needed. Unit 7 to be developed			
9 Plat	Comment #13.	at same time as Unit 8.	Addressed		
	Single Family Water Lot Fees: 129 lots x 220.22 =				
10 Fees	\$28,408.38	Ok.	Prior to recordation		
	Single Family WasteWater Lot Fees: 129 Lots x 475.33 =				
11 Fees	\$61,317.57	OK.	Prior to recordation		
PLANNING/E	nvironment & Strategic Initiatives (ESI)				
No. Sheet	Comment	Applicant Response	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
1 Plat	No comment.		Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	Addressed at PI
Water	Yes	Addressed at PI
Fire Hydrants	Yes	Addressed at PI
Wastewater	Yes	Addressed at PI
Manhole	Yes	Addressed at PI
Stormwater	Yes	Addressed at PI
Sidewalks	Yes	Addressed at PI
Streets	Yes	Addressed at PI

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Noted no response

DEVELOPMEN	IT SERVICES ENGINEERING			
No. Sheet	Comment	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
1 Plat	No comment	Addressed		

No. Sheet	Comment	Applicant Response	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
	Water construction is required for platting (UDC 1.2.1.D &				
	8.2.6; Water Distribution Standards). Please provide a				
1 Plat	utility map for review.	It was provided at initial submittal	Addressed		
	Wastewater construction is required for platting (UDC				
	1.2.1.D & 8.2.7; Wastewater Collection System Standards).				
	Please provide a utility map for review. Ensure any				
	necessary wastewater lines follow the wastewater master				
2 Plat	plan	It was provided at initial submittal	Addressed		

2 Plat	plan.	It was provided at initial submittal	Addressed		
					•
TRAFFIC ENG	SINEERING				
No. Sheet	Comment	Applicant Response	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
1 Plat	No comment.		Addressed		

<b>FLOODPLAIN</b>					
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Plat	Revise with current Effective Map dates/info	Done - see note 3.	Addressed		

o. Sheet	Comment	<b>Applicant Response</b>	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
	Water Distribution Standards: Fire flow for residential				
1 Plat	areas require 750 GPM with 20 psi residual	OK.	Addressed		
	507.5.1 Exception 1: Group R-3 (one- or two-family				
	dwellings): Fire hydrants to be located every 600 feet				
2 Note	apart.	OK.	Addressed		
	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				
3 Note	access roads are available.	Ok.	Addressed		
	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				
4 Note	pounds.	OK.	Addressed		
	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				
5 Note	and maintained.	OK.	Addressed		
	Note: An accessible road and "wet" hydrants are required				
6 Note	once construction materials are brough on site.	OK.	Addressed		
	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				
7 Note	less than 13 feet 6 inches.	OK.	Addressed		
	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				
8 Note	shoulders.	OK.	Addressed		
	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				
9 Note	feet.	Ok.	Addressed		

apparatus access roads that not be obstructed in any manner, including the paring of selections, the minimum widths and clearances established in section D103 shall approved signs, or other apparatus access roads to provide for frie imparatus access roads to definite the words NO PARING-FIRE LANE shall be provided for frie imparatus access roads to identify such roads to a road to reflect the words NO PARING-FIRE LANE shall be provided for frie imparatus access roads to identify such roads to a road to reflect the words NO PARING-FIRE LANE shall be provided for free imparatus access roads to identify such note the words."  Fire Lane-No Parking "a 50-foot intervals. In lieu of signs, fire lane-may be marked with congruinus signs which have the words."  Fire Lane-No Parking "a 50-foot intervals. In lieu of signs, fire lane-may be marked with congruinus signs which with the wording.  503.25 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with a particular to the service of the particular to the service of the se						
manner, including the parting of technicles. The minimum widths and decranece yould select the country of the provided and ways be maintained.  50.3 Marking. Where required by the fire code official, approved size, no other approved notices the include the words. Or PARRINGS FRI AIM Stall but provided for fire apparatus acress roads in identify with the words. Fire Land-No Parking's Fire Land-No Parking's Fire Index Provided for fire apparatus acress roads in identify with the words: Fire Land-No Parking's Fire Index Provided and Friends and Detect in Fire Index Provided and State of the Comment of the Parking Friends and Parking Friends		503.4 Obstruction of fire apparatus access roads. Fire				
widths and diserrance setablished in sections DLOS shall   OK.   Addressed		apparatus access roads shall not be obstructed in any				
Addressed   Addr		manner, including the parking of vehicles. The minimum				
SO3.3 Warding Where required by the fire code official, approved size, or of the provided for the include the words NO PARING-RIE LAND shall be provided for the apparatus access roads to perhibit the notifuction thereof. The designation of a fire lane can be marked with consignous signs which line the words.  Fire Lane-No Paring* at 55-foot intervals. In flex of signs, fire lane may be marked alvid consignous signs which these the words.  Fire Lane-No Paring* at 15-foot intervals. In flex of signs, fire lane may be marked alvid consignous signs which the wording.  SO3.2 So Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with a So-foot claimeter cul-de-sac.  Not needed. Unit? 10 be developed at same time as Unit 8.  Addressed  Addressed  Addressed  Addressed  Addressed  Staff Resolution  Applicant Response		widths and clearances established in sections D103 shall				
approved signs, or other approved the include the wands to PARKMS** LILEAN SAME provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The esignation of a fire lane can be marked with conspicuous signs which how the words: Fire Lane-No Parking** Lile 3-does intervals.  503.2.5 Dead ends. Dead-end fire apparatus.  Table DIO3.4 Requirements for Dead-end fire apparatus.  Addressed  Addressed  Addressed  Addressed  Addressed  Addressed  Staff Resolution  Applicant Response  Staff Resolution  Applicant Response  Fire Lane-Staff Lile 3-does lile 3	10 Note	always be maintained.	OK.	Addressed		
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applicative access roads to identify such roads to prohibit the abstruction thereof. The designation of a tire lane can be marked with compicuous aigns which have the words? It is also that the composition of a tire lane can be marked before curbing with the words? It is also that the composition of a tire lane can be marked along curbing with the words? It is alone the provided and a provided and a provided and a provided with a sproyed area for turning around fire apparatus cancers roads. Turnaroad provided with a approved area for turning around fire apparatus cancers roads. Turnaroad providents shall be provided with a 36-flood diameter cul-de-sec.  Applicant Response Staff Resolution Applicant Response Staff Resolution Request 10 LF. North side of for 20, bit. 1 and 5 U.F. Done. Addressed  Applicant Response Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution Plat Request 10 LF. between lost 4 & 15, 20 & 21, bit. 11 & Done. Addressed  Applicant Response Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution Plat No comment Applicant Response OK. Addressed  PARKS  No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution Plat No comments OK. Addressed  PARKS  No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution Plat No comments OK. Addressed  PARKS  No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution Plat No comments OK. Addressed  PARKS  No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution Plat No comments OK. Addressed  PARKS  No. Sheet Comment Applicant Response Staff Resolution Applicant Response Staff Resolution OK. Addressed		approved signs, or other approved notices the include the				
the obstruction thereof. In designation of a fire lane can be marked with completious signs within have the words?  Fire Lane-No Parking* at 55-foot intervals. In lieu of signs, the lanes may be marked along curbing with the wording.  59.2.5 Dead ends. Does dend fire apparatus across roads.  59.2.5 Dead ends. Does den differ apparatus across roads.  12 Plat approved area for turning around fire apparatus.  across roads. Turnaround provisions shall be provided with an above a service of the servic		words NO PARKING-FIRE LANE shall be provided for fire				
be marked with conspicuous signs which have the words; here here tache No Parking 150 floot intervals. In licu of Signs, fire lanes may be marked along ourbing with the wording, fire lanes may be marked along ourbing with the wording. State and the part of t		apparatus access roads to identify such roads to prohibit				
hirs Lane: No Parking* at 30 foot Intervals. In licu of Sight.  fire Lane-No Parking* at 35 foot Intervals.  Not Pite Lane-No Parking* at 15-foot Intervals.  OK.  Addressed  Ad		the obstruction thereof. The designation of a fire lane can				
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11 Note:   Fire Lame-No Parking" at 15-foot intervals. OK. Addressed		Fire Lane-No Parking" at 50-foot intervals. In lieu of signs,				
11 Note:   Fire Lame-No Parking" at 15-foot intervals. OK. Addressed		fire lanes may be marked along curbing with the wording,				
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at same time as Unit 8. Addressed  Table D10.3.4 Requirements for Dead-end fire apparatus. At same time as Unit 8. Addressed  Not needed. Unit 7 to be developed at same time as Unit 8. Addressed  Not needed. Unit 7 to be developed at same time as Unit 8. Addressed  SAS  No. Sheet: Comment Applicant Response Staff Resolution Applicant Response Staff Resolution  Plat South side of lot 27, blk.1 Done. Addressed  Done. Addressed  Done. Addressed  Done. Addressed  PARKS  PARKS  I Plat No comment Applicant Response Staff Resolution Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Addressed  Staff Resolution Applicant Response Staff Resolution  Addressed  REGIONAL TRANSPORTATION AUTHORITY  No. Sheet: Comment Applicant Response Staff Resolution Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  Applicant Response Staff Resolution  I Plat foreseeably planned CCRTA service route. OK. Addressed  No. Sheet: Comment The dead end of Oso is unacceptable, In addition, it's difficult to evaluate because the plats are not shown Unit? Applicant Response Staff Resolution  Appl			Not needed. Unit 7 to be developed			
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access rack. Turnaround provisions shall be provided with a 96 foot diameter cull de sac.  Applicant Response Staff Resolution Staff R		Table D103.4 Requirements for Dead-end fire apparatus				
No. Sheet Comment    Plat   South side of lot 22, blk. 1 and 5' U.E.		access roads. Turnaround provisions shall be provided	Not needed. Unit 7 to be developed			
No.   Sheet   Comment   Request 5" U.E. North side of lot 22, blk. 1 and 5" U.E.   Done.   Addressed   Done.	13 Plat	with a 96-foot diameter cul-de-sac.	at same time as Unit 8.	Addressed		
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Plat   South side of lot 22, blk. 1 and 5' U.E.   Done.   Addressed	GAS					
1 Plat Request 10' U.E. between lots 14 & 15, 20 & 21, blk. 11 5' Done.  Addressed  PARKS  PARKS  No. Sheet Comment Applicant Response OK. Addressed  2 Fees 129 units x 462.50 = \$59,662.50 OK. Addressed  PREGIONAL TRANSPORTATION AUTHORITY  No. Sheet Comment Applicant Response OK. Addressed  Plat to foreseeably planned CCRTA service route. OK. Addressed  SOLID WASTE  No. Sheet Comment OK. Addressed  Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution  Addressed  Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution  No. Sheet Comment OK. Addressed  SOLID WASTE  No. Sheet Comment  I Plat to dead end of Oso is unacceptable. In addition, it's difficult to evaluate because the plats are not shown Parkway. Addressed  Nos-CORPUS CHRISTI  No. Sheet Comment  No. Comment OK. Applicant Response Staff Resolution Applicant Response Staff Resolution Applicant Response Staff Resolution  Staff Resolution Applicant Response Staff Res	No. Sheet	Comment	Applicant Response	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
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1 Plat No comments Ok. Addressed						
		Comment	<del>  ••</del>	Staff Resolution	Applicant Response	Staff Resolution

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No. Sheet	Comment	<b>Applicant Response</b>	Staff Resolution	<b>Applicant Response</b>	Staff Resolution
1 Plat	No comments	Ok.	Addressed		

TXDOT							
No. Sheet	Comment		Staff Resolution	<b>Applicant Response</b>	Staff Resolution		
1 Plat	No comments	OK.	Addressed				

NUECES ELECTRIC							
No. Sheet	Comment	Applicant Response	Staff Resolution	<b>Applicant Response</b>	Staff Resolution		
1 Plat	No comments	OK.	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.