

PLAT REVIEW COMMENTS

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: 18PL1022

STARLIGHT ESTATES Unit 3 (FINAL – 14.84 ACRES)

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

Applicant: MPM Development, LP

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a new, 63-unit residential subdivision.

GIS

1. The plat closes within acceptable engineering standards.
2. The Drainage ROW north of Block 11, Lot 11 was omitted from the approved Starlight Estates Unit 1 and not included in Starlight Estates Unit 3. Revise the plat boundary so it is included in this plat and appropriately designated. THE DRAINAGE ROW IS INCLUDED IN UNIT 1 AS REFLECTED IN UPDATED PLAT OF UNIT 1 SENT TO CITY ON 3/15/18.
3. A revised Starlight Estates Unit 1 was received on 3.15.18, closure was acceptable and alignment with Starlight Estates Unit 3, documents 2017043998 and 2017043997 was obtained.

LAND DEVELOPMENT

1. William J. Green, P.E. is the Development Services Engineer. CHANGED.
2. Nina Nixon-Méndez, FAICP is the Secretary of Planning Commission. CHANGED.
3. Provide NCT after MR for the map records reference. DONE.
4. Provide half street distances for all streets. DONE.
5. Move the 10' YR/UE label on Block 10, Lot 12 above the line. DONE.
6. Remove the floating 5' EE on Block 10, Lot 1. DONE.
7. UE by separate instrument to be submitted to Development Services with recording of easement done prior to recording of plat. OK.
8. Replace 5' UE label along the rear of Block 8 with recorded UE by separate instrument from Unit 1. DONE.
9. Lot numbering for Blocks 2, 3, and 11 are not consistent with Preliminary Plat. AMENDED.
10. Provide a list of the three access points for the combined number of units exceeding 161 units. ACCESS STREETS ARE STAMPEDE, MUSTAFAR AND RANCH VIEW (FUTURE). UNIT 1 IS 69 LOTS, UNIT 2 IS 40 LOTS AND UNIT 3 IS 63 LOTS FOR A TOTAL OF 172 LOTS. WE HAVE TWO 60' STREETS (MUSTAFAR AND RANCH VIEW) TO ACCOMMODATE THE DIFFERENCE BETWEEN 161 AND 172 UNITS.
11. Verify Drainage Right of Way north of Block 11, Lot 11 is part of Document 2017043998 or it needs to be included within plat. IT IS INCLUDED IN UNIT 1 PLAT.
12. Water Distribution System lot fee – 63 Lots x \$182.00/lot = **\$11,466.00**
13. Wastewater System lot fee – 63 Lots x \$393.00/lot = **\$24,759.00**
14. Pro-Rata Fee: Water: \$10.53 x 315 feet = **\$3,316.95**
15. Pro-Rata Fee: Wastewater: \$12.18 x 315 feet = **\$3,836.70**

16. Plat to be recorded after Unit 1, Unit 2 and Rancho Vista Unit 15 has been recorded. OK.
17. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. OK.
18. Utility Plan: Show gas line along Yorktown, Utility Plan: Show Sanitary Sewer (proposed or existing) along Yorktown. Show Sanitary Sewer Force Main along Yorktown, and along Starry Rd. **DONE.**
19. Utility Plan: Extend Sanitary Sewer line to Lot 1, Block 3. **DONE.**
20. Utility Plan: Show Sanitary Sewer service for Blocks 2, 10, 11 and 7. **DONE.**
21. Utility Plan: Show dedication of 10' on each side for Dr. Hector P. Garcia Dr. (To be C-1 Collector, 60' total). **THIS STREET WAS APPROVED WITH PRELIMINARY PLAT AS A 50' ROW, NOT AS A COLLECTOR, WITH ASSOCIATED STREET CLOSURE AT THE DITCH.**

ENGINEERING

1. Provide location for the fire hydrants. They shall be spaced within 600 feet. No dead-end water mains.
2. Public Improvements are required, completion and acceptance prior of recording the plat.
3. Driveways shall be prohibited into Ranch View Dr. for Block 2, Lot 1, Block 3, Lots 1 & 2, Block 4, lot 11, Block 8, Lot 1, Block 9 Lots 1 & 24, Block 10, Lot 1. **DONE (ADDED NOTE 7).**
4. Driveways shall be prohibited into Mustafar Dr. for Block 8, Lot 12, Block 9, Lots 12 & 13, Block 10 Lot 12. **DONE (ADDED NOTE 8).**

TRAFFIC ENGINEERING

1. No comment.

FLOODPLAIN

1. No comment.

FIRE

1. No comment.

GAS

1. On Utility Plan show existing gas line along Yorktown Boulevard, and show gas service lines in the interior of the development.

PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (63 units) = **\$12,600.00**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 63 unit = **0.63** acre of land dedication.

In lieu of land dedication, \$38,864.52/acre (Deed) x .63 acres = **\$24,484.65** is due

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route.

NAS-CORPUS CHRISTI

1. No comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comment.

AEP-TRANSMISSION

1. No comment received.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment received.

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. The property is zoned "RS-4.5" Single-Family 4.5 District.