



AGENDA MEMORANDUM

Planning Commission Meeting of June 27, 2018

DATE: June 21, 2018

TO: Corpus Christi Planning Commission

FROM: Greg Collins, Senior City Planner, Development Services
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(361) 826-3535

RE: Plat Waiver for Starlight Estates Unit 3 (Case No. 18PL1022)
(Final Plat – 14.34 Acres)

**Request for a Waiver from the Platting Requirement of External Street Connectivity
to the City's Existing or Future Roadway Network
under Section 8.2.1.D.2 and Table 8.2.1.E of the Unified Development Code (UDC)**

REQUEST:

The applicant is requesting a waiver from the platting requirement of external street connectivity, under Unified Development Code (UDC) Section 8.2.1.D.2, and Table 8.2.1.E, requiring three (3) external access points to the City's existing or future roadway network, for subdivisions of 161 or more buildable lots. The applicant requests that two (2) access points be deemed sufficient for the platting of Unit 3.

BACKGROUND AND FINDINGS:

Bass and Welsh Engineering, on behalf of MPM Development, LP, property owner, submitted this request in writing to Development Services by electronic mail on April 27, 2018.

The subject property, known as Starlight Estates Unit 3, is located in the city's Southside area, on the south side of Yorktown Boulevard, between Rodd Field Road and Starry Road. The owner is developing a residential subdivision in two (2) phases, and plans to develop a total of 250 lots. Phase I, in progress, consists of Units 1 and 2 (109 lots total), already approved by Planning Commission, and Unit 3 (63 lots), to be considered by Planning Commission on June 27, 2018 after consideration of this plat waiver request.

Phase 2 would consist of the remaining 78 lots, for a total of 250 lots. The development

plans for Starlight Estate are summarized in the attached Preliminary Plat (approved by Planning Commission on October 4th, 2017) (See Exhibits A and B (showing unit phasing)), the attached drawing showing Riverbend and Starlight) (See Exhibit C), and the chart below:

Starlight Estates Unit #	No. of Acres	No. of Lots (Dwelling Units)	Planning Commission Approval Date	Plat Recordation Date
Unit 1	15.32 acres	69	11/15/2017	06/18/2018
Unit 2	8.31 acres	40	01/10/2018	Pending public improvements construction
Unit 3	14.84 acres	63	Pending	TBD
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SUBTOTAL	38.47 acres	172		
Unit 4		78	To be determined	To be determined
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TOTAL (estimated)		250		

The UDC Section 8.2.1.D.2 requires a sufficient number of external access points to the City's existing or future roadway network, in accordance with Table 8.2.1.E.:

Table 8.2.1.E Subdivision External Access Points

Buildable Lots in Subdivision	Min. External Access Points Required
80 or fewer	1
81 to 160	2
161 or more	3

Currently, Units 1 and 2 of the subdivision (109 lots total) have two (2) access points, using Residential Collectors of 60-foot right-of-way, and complying with Table 8.2.1.E. The first access point is Krypton Drive (formerly known as Mustafar Drive) in Unit 1 that runs north and exits onto Yorktown Boulevard.

The second access point is Stampede Drive in Unit 2, that runs west and exits the subdivision, enters the neighboring subdivision, Rancho Vista Unit 15, continues west, and intersects Fred's Folly Drive (a Residential Collector), which travels north and exits onto Yorktown Boulevard.

However, with the upcoming platting of Unit 3, the total number of lots for the subdivision will reach 172, which exceeds by 12 lots the 160 lot maximum for a subdivision having only two (2) Subdivision External Access Points. Unit 3 triggers a requirement of having one more external access point, to have a total of three (3) external access points, to streets in the city's roadway network.

The third access point that is planned to be built is the extension of Ranch View Drive (in Unit 2), that would travel north, exit the subdivision, and enter the future Riverbend Subdivision, and continue north and exit onto Yorktown Boulevard, as noted on the Preliminary Plat at Note 12.

Because the future northern extension of Ranch View Drive is not yet approved by Planning Commission and not constructed, the owner of Starlight Estates is requesting a Waiver to the Subdivision External Access Points, so that the two (2) access points from Krypton Drive and Stampede Drive be deemed sufficient for the platting of Unit 3.

STAFF ANALYSIS:

The request meets the requirements for a plat waiver under UDC Section 3.8.3.D. The factors to be weighed in that section are:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

Staff recommends approval based on satisfaction of the factors above. The separate ownership and configuration of the future Riverbend Subdivision, which contains the alignment of future extension of Ranch View Drive, renders further subdivision of Starlight Estates unfeasible at this time.

STAFF RECOMMENDATION: Staff recommends approval of the waiver to allow Unit 3 to proceed, with two (2) access points: Krypton Drive onto Yorktown Boulevard, and Stampede Drive onto Fred's Folly Drive, with a condition. No further platting of Starlight Estates beyond Unit 3 shall occur until the area encompassing planned Riverbend Subdivision is platted, and Ranch View Drive is constructed, providing a third access point.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Starlight Estates Preliminary Plat

Exhibit B – Starlight Estates Preliminary Plat (Unit 1-yellow, Unit 2-green, Unit 3-blue)
Exhibit C – Riverbend and Starlight Estates
Exhibit D – Power Point Presentation

