

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#: MZ / 3
 App Received: 11/8/2022
 TRC Meeting Date: 11/17/2022
 TRC Comments Sent Date: 11/21/2022
 Revisions Received Date (R1): 12/7/2022
 Staff Response Date (R1): 12/7/2022
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 1/11/2023

PC Date 1/11/2023
 All comments addressed

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: 22PL1166

SMT Corpus Lokey Subdivision Lot 2 Tract A & B 7.07 Ac.
 Located north of Holly Rd. and east of Staples

Zoned: IL

Owner: Bells of Holly / Richard O. Serna
 Surveyor: Melden and Hunt, Inc.

The applicant proposes to plat the property to develop property.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)		Addressed		
2	Plat	Lot and block number is required for platted area.	There is only 1 Lot therefore no need to have a block No.	Addressed		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please revise plat as per the Platting - Land Development templates found on the DS website.	Done. See revision to plat.	Addressed		
2	Plat	Provide legal description for lots being platted.	Done. See revision to plat.	Addressed		
3	Plat	Change PC chairman name to Kamran Zarghouni	Done. See revision to plat.	Addressed		
4	Plat	Change Dev. Ser. Engineer name to Bria Whitmire P.E., CFM, CPM	Done. See revision to plat.	Addressed		
5	Plat	Depict and label tracts, lots, and easements (U.E., DE, etc.) on the plat. Provide a 10' UE along Holly Road.	Done. See revision to plat.	Addressed		
6	Plat	Provide the square footage for each tract or lot under the Lot label.	Done. See revision to plat.	Addressed		
7	Plat	Depict yard requirements along Holly Road and other road on the plat as per the zoning district. A street name may need to be labeled if there has not been a recording showing a named street.	Done. See revision to plat.	Addressed		
8	Plat	Remove the elevations from the plat.	Done. See revision to plat.	Addressed		
9	Plat	Change sheet numbers to read 1 of 1 (if plat is one page).	Done. See revision to plat.	Addressed		
10	Plat	In the ownership certification, SMT Corpus is stated as owner, the current owner is Bells of Holly LLC as per the submitted deed. Please correct the ownership or provide updated Deeds.	Name of the Plat is SMT Corpus Land, Landowner is correctly depicted in the signature line.	Addressed		
11	Infor.	What type of development is going onto the property?	Stand Alone Battery Energy Storage	Addressed		
12	Plat	Mobility plans call for Multi-use Trail along rear of property.	Public sidewalk easement added to plat. SMT Energy plans to apply for a Deferment Agreement.	Prior to recordation.		
13	Plat	Delineate the south boundary without the Drainage Easement and correct the square footage to the Lot label only. Provide a plat note, "Total square footage with storm dedication is 6.881 acres.	Lot is shown as entire property owned by Bells of Holly. Note depicting net acreage is located on Note #11.	Addressed		
14	Fees	Commercial or etc. Water Acreage Distribution Fees: 7.08 Ac x 1,741.19 = \$12,327.63	Thank you	To be paid prior to recordation		
15	Fees	Commercial or etc. Wastewater Acreage Fees: 7.08 Ac. x 1,900.01 = \$13,458.44	Thank you	To be paid prior to recordation		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment received.				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		
Water		No
Fire Hydrants		No
Wastewater	Yes, in order to connect	
Manhole		No

Stormwater		No
Sidewalks		No
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change the name of the engineer from Gabriel Hinojosa, P.E. to Bria Whitmire, P.E., CFM, CPM.	Redundant with comment above	Accepted.		
2	Plat	Public Improvements Plans are required for wastewater; submit a PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	No wastewater required for this project. No offices or restrooms to be on site. This is an unmanned battery energy storage facility.	See wavier		
3	Utilities	Please provide details that show how they are going to connect to the city main or write a comment referring the city of corpus christi pertaining standard. Standard Specifications https://www.cctexas.com/promo/standard-specifications Standard Details https://www.cctexas.com/promo/standard-details	See Tapping Sleeve and Valve Installation Detail.	Accepted.		
4	Utilities	Label 8" waterline as private with valve at property line. A dead end line longer than 100' requires to be looped to ensure water flow and avoid stagnation that can cause desinfection issues. Confirm layout with Utilities.	No wastewater required for this project. No offices or restrooms to be on site. This is an unmanned battery energy storage facility.	See wavier		
5	Utility Plan	The Utility Plan indicates an 8" water line will cross Holly in order to connect to another 8" water line. Crossing Holly is not allowed and there is a 12" water line in front of the lot that could possibly be tapped into, confirm with CCW	Please see revision indicating connection to new 12" water line.	Accepted.		
6	Utility Plan	Holly Road is an 95 ft arterial road. Crossing of Arterials to connect is not allowed. The wastewater line will need to be developed along the front of the lot as part of the platting process and an alternative path of connection to the wastewater system will be necessary. Confirm layout with Utilities.	No wastewater required for this project. No offices or restrooms to be on site. This is an unmanned battery energy storage facility.	See wavier		
7	Utility Plan	Per Section 3.04 b, d & e of the Infrastructure Design Manual, the minimum pipe size for storm sewer pipe is 18 inches. Confirm the 8" SD is to control max flow.	8" is required to control the max flow. Still shown as 8".	Accepted.		
8	SWQMP	Please submit a Storm Water Management Plan (SWQMP) civil drawing sheets separately the ones on the report Appendix B were very blurry and could be read.	SWQMP still subject to change because site plan has not been finalized. Suggest to submit civil plans at a later date due to potential equipment location changes.	Accepted.		
9	SWQMP	Storm water detention facilities shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate. IDM 3.05.b Pre-Developed Peak Runoff	Project is using a reduced outfall pipe size (8" instead of 18") to control the max flow rate and ensure water runoff does not exceed the pre-developed peak runoff rate. See revision to SWQMP.	Accepted.		
10	SWQMP	Provide contours or flow direction arrows to document pre- and post- Development flow patterns (onsite and offsite to the final receiving waters). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	See additional sheets showing contours and flow direction arrows. Project is using a reduced outfall pipe size (8" instead of 18") to control the max flow rate and ensure water runoff does not exceed the pre-developed peak runoff rate. See revision to SWQMP.	Accepted.		
11	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)	Please see updated description in Section 1.0, Page 6.	Accepted.		
12	SWQMP	Cite the source and rationale for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Done. See revision to plat.	Accepted.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting. There is an existing 12" PVC water line that extends along the south side of Holly Rd and fronting the subject property. Water service connection should be made to the 12" line and not across the street as shown on the Utility Layout.	Please see revision indicating connection to new 12" water line.	Addressed		
2	Plat	Wastewater construction may be required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Nearest point of connection appears to be an 8" sanitary sewer line crossing Holly Rd at Briarwood St.	No wastewater required for this project. No offices or restrooms to be on site. This is an unmanned battery energy storage facility.	See wavier		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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)	Done. See revision to plat.	Addressed		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please provide floodplain information as per the latest FEMA maps.	See community panel number at top of General Plat notes.	Addressed		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Informational	Addressed		
2	Infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Informational	Addressed		
3	Infor	If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.	Informational	Addressed		
4	Note	A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements if the use is determined to be industrial.	Informational	Addressed		
5	Infor	503.5.1 (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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Informational	Addressed		
6	Infor	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. If a water-based extinguishment system is installed.	Informational	Addressed		
7	Infor	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. 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.	Informational	Addressed		
8	Infor	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.	Informational	Addressed		
9	Infor	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.	Informational	Addressed		
10	Infor	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.	Informational	Addressed		
11	Note	An accessible road and a suitable water supply is once construction materials are brought on site.	Informational	Addressed		
12	Infor	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.	Informational	Addressed		
13	Infor	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.	Informational	Addressed		
14	Infor	The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be 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 parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Informational	Addressed		
15	Infor	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.	Informational	Addressed		

16	Infor	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.	Informational	Addressed				
17	Infor	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Informational	Addressed				
18	Infor	Commercial or Industrial development of the property will require further Development Services and Fire Department review.	Informational	Addressed				

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

PARKS		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
1 Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Done. See revision to plat.	Addressed		

REGIONAL TRANSPORTATION AUTHORITY		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
1 Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	No response required	Addressed		

NAS-CORPUS CHRISTI		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
1 Plat	No comments	No response required	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
1 Plat	No comment	No response required	Addressed		

AEP-TRANSMISSION		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
1 Plat	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths.	See "TL" noted along Holly Rd. See Document No. 20220515006 added to easement description.	Addressed		

AEP-DISTRIBUTION		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
1 Plat	AEP distribution is requesting to identify and encompass the underground distribution in an AEP electric easement.	Existing distribution will be abandoned.	Addressed		

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

NUECES ELECTRIC		Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No. Sheet	Comment				
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.