



Merged Document Report

Application No.:

Description :	PL8159 Solid Rock Industrial Park- Preliminary Plat
Address :	5658 OLD BROWNSVILLE CORPUS CHRISTI TX 78417
Record Type :	

Submission Documents:

Document Filename
Preliminary Utility Plan.pdf
Preliminary Plat - Solid Rock Industrial Park_R1.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
17	Melanie Barrera : DS	Closed	Layout appears to be dependent on including the proposed 8" water line in the 40' UE. Per CCW, this is not permitted. Revise layout so that preliminary plat complies with current design standards.	
21	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: no Sidewalks: no Streets: yes	

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28	Melanie Barrera : DS	Closed	DS staff and CCW would like to meet prior to resubmission to discuss the remaining open comments.	

[Corrections in the following table need to be applied before a permit can be issued](#)

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1	Prelim1	Note	Melanie Barrera : DS	Closed	include drainage note #4 with plat notes revised comment 3/14/24: SWQMP note 4 is acceptable to put on plat face, however, the note added requires revision. per UDC 8.2.8, all habitable structures are required to mitigate to the 100-year storm event. further drainage review of pre/post to occur at that site development.	
2	Prelim1	Note	Mark Zans : DS	Closed	Provide dimension to centerline of Old Brownsville Rd.	
3	Prelim1	Note	Mark Zans : DS	Closed	Be advised that 40' Utility easement across lot 1 and 2 may render these unbuildable due to no permanent structure can be placed in easements.	
6	Prelim1	Note	Mark Zans : DS	Closed	Per UTP, Old Brownsville Rd. is a A-3 roadway and 130' ROW is required. Currently, the roadway is measured at 125' on GIS. A road dedication of 2.5 feet is required. along Old Brownsville Rd.	
7	Prelim1	Note	Mark Zans : DS	Closed	Per the UTP, be advised that Junior Beck Dr. is a C-1 roadway and is to be 60' wide. Dedication of five feet on each side of the roadway will be required to reach the 60' width.	
8	Prelim1	Note	Mark Zans : DS	Closed	Due to Junior Beck Dr. being a C-1 roadway and the minimum width is 60' in width, please provide a drawing cross section of roadway 60' wide.	
10	Prelim1	Note	Mark Zans : DS	Closed	Planning comment: Please provide a signed third page of the application.	
11	Prelim1	Note	Mark Zans : DS	Closed	TxDot comments: <ul style="list-style-type: none"> • No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. • TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 	

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					<p>(2020).</p> <ul style="list-style-type: none"> •□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system •□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem 	
12	Prelim1	Note	Mark Zans : DS	Closed	If this parcel is owned by Solid Rock Commercial Properties please depict the entire piece of property and label the property with the ownership.	
13	Prelim1	Note	Mark Zans : DS	Closed	Be advised that Per UTP, this parcel has a A2 roadway. ROW for A-2 is 100'. This ROW may affect the plat being preliminary platted.	
15	Prelim1	Note	Mark Zans : DS	Closed	<p>Fire comments 1 thru 11</p> <p>1□Infor.□Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2□Infor.□"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>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.</p> <p>4□Infor.□A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5□Infor.□507.5.1 (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</p>	

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					<p>system, the distance requirement shall be 500 feet.</p> <p>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.</p> <p>7 Infor. Note: Hose lay from a hydrant will not cross an arterial street. In this instance, the fire dept will not attempt to obtain water supplies across Old Brownsville Rd.</p> <p>8 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.</p> <p>9 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.</p> <p>10 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.</p> <p>11 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.</p>	

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16	Prelim1	Note	Mark Zans : DS	Closed	<p>Fire comments 11 thru 21</p> <p>11 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.</p> <p>12 Infor. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>13 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.</p> <p>14 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.</p> <p>15 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>16 Infor. "</p> <p>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>17 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</p>	

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					<p>maintained.</p> <p>18 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.</p> <p>19 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>20 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.</p> <p>21 Note Commercial development of the property will require further Development Services review.</p>	

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22	Prelim1	Note	Melanie Barrera : DS	Closed	show sidewalks on street section, or provide waiver. note 3/14/24 upon resubmission: application found at https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf	
23	Prelim1	Note	Melanie Barrera : DS	Closed	TXDOT drainage approval required prior to recordation of final plats	
26	Prelim1	Note	Mark Zans : DS	Closed	Traffic comments- 1 thru 9 1 Plat ROW on Junior Beck Dr needs to maintain 60 feet of ROW and be aligned with appropriate taper 2 Plat developer to follow the sidewalk requirements as outlined by the UDC 8.2.2 3 Plat Per Transportation Master Plan Junior Beck Dr is classified as a C-1. Increase the radius of the intersection at Junior Beck Dr and Solid Rock Dr from 10 feet to 15 feet per UDC 8.2.1.E 4 Plat Add parking restriction along Solid Rock Dr 5 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 6 Informational: 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) 7 Informational: Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 8 Informational: All traffic signs shall be furnished and installed by the Developer in accordance to	

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					<p>specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>9□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
27	Prelim1	Note	Mark Zans : DS	Closed	<p>Traffic comments 10-18</p> <p>10□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>12□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>13□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the</p>	

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					<p>utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>14 Informational: Per Transportation Masterplan, Old Brownsville Rd is TXDOT ROW. Any work on Old Brownsville Road will need to be coordinated with TXDOT.</p> <p>15 Informational: Junior Beck Dr is designated as a "new" street per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within the Junior Beck Dr Right-of-Way will require a variance from the Director of Public Works.</p> <p>16 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>17 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>18 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
14	Layout1	Note	Melanie Barrera : DS	Closed	informational: CCW may disapprove a service connection to the manhole at PI's. This may alter WW layout.	
18	Layout1	Note	Mikail Williams : WTR	Closed	CCW would like a larger easement for this large diameter transmission main.	
19	Layout1	Note	Mikail Williams : WTR	Closed	<p>Per IDM 4.03</p> <p>j. Utility Easements</p> <p>e. No permanent structure shall be built in a utility easement.</p> <p>f. Anything built or placed in a utility easement shall be considered temporary and shall be subject to demolition or removal.</p> <p>j. The purpose of water line easements shall be to provide an easement for water mains only.</p>	
20	Layout1	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
25	Layout1	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	