



Merged Document Report

Application No.: PL8633

Description :	
Address :	3501 DE ZEVALA CORPUS CHRISTI TX 78414
Record Type :	PLAT

Submission Documents:

Document Filename
Final Plat - Heritage Crossing PUD (2).pdf
Heritage Crossing PUD Utility Plan.pdf
Heritage Crossing Estates_DAM calcs.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Marcos Castaneda	marcosc@cctexas.com	-
Mark Zans	markz2@cctexas.com	361-826-3553
Carter Miska	carterm@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
18	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: Yes Sidewalks: Yes, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
31	P002	Note	Marcos Castaneda : Default	Closed	does not show mitigation per IDM 3.05 No adverse impacts and show how the post developed flows will not exceed the pre developed flows	
14	P002	Note	Alex Harmon : DS	Closed	Consider renumbering General Notes for consistency.	
15	P002	Callout	Alex Harmon : DS	Closed	Adjust overlapping labels. (Lot 83, Block 1)	
16	P002	Note	Alex Harmon : DS	Closed	<p>4/25/25 UPDATE: Master Channel 27 Drainage Improvements appear to have taken into account that this area would be developed.</p> <p>Site still needs to comply with IDM 3.05 No adverse impacts and show how the post developed flows will not exceed the pre developed flows leaving the site. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p>	
17	P002	Note	Alex Harmon : DS	Closed	Informational: Per Municode Sec 14-1108, Autocad DWG or DXF format is required for plats prior to recordation.	
19	P002	Note	Alex Harmon : DS	Closed	Informational: Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans.	
1	P002	Note	Mark Zans : LD	Closed	RTA comment- PL8633 – a final plat of 6.5 Ac. of Heritage Crossing P.U.D. with an RS-4.5 residential PUD or Planned Unit Development zoning district designation--This plat is located along and immediately adjacent to inbound bus stop 2552 served by existing CCRTA Route 26 Airline/Lipes. Any future site development or construction from Cimmaron onto the subject property such as a	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					temporary drive or accessway shall not conflict with this existing bus stop. Should any adjustments be required or a request for any alteration of this bus stop, a future meeting with CCRTA and Del Mar College Administrative staff to discuss necessary or desired alterations will be warranted.	
2	P002	Note	Mark Zans : LD	Closed	Plat is a Final plat.	
4	P002	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4//16/2025. The deadline for revisions to be submitted is 4/7/2025	
5	P002	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
6	P002	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
7	P002	Callout	Mark Zans : LD	Closed	Change title to Secretary	
8	P002	Callout	Mark Zans : LD	Closed	Remove surveyor's note 2	
9	P002	Note	Mark Zans : LD	Closed	Add note for floodplain information using FIRM map dated 10/13/2022.	
10	P002	Note	Mark Zans : LD	Closed	Gas comments - Gas company request gas line easements along the rear lot lines of lots 1 thru 22. Easement will be five feet each side of the lot lines for a total of ten feet wide.	
11	P002	Note	Mark Zans : LD	Closed	<p>Fire comments-</p> <p>1□Infor.□Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2□Infor.□507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3□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>4□Infor.□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>5 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>6 Infor. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>7 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>8 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>9 Infor. "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>Infor. "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>10 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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>maintained.</p> <p>11 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>12 Plat 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>13 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Note: Cul-de-sac dimensions are required to have at least a 96 ft. diameter.</p>	
12	P002	Note	Mark Zans : LD	Closed	Be advised that Lot 3 Block 2 is below the 4,200 Square feet minimum for a lot in this PUD.	
13	P002	Note	Mark Zans : LD	Closed	Lots 19 thru 22, replace radius dimension with length dimension.	
20	P002	Note	Mark Zans : LD	Closed	<p>Traffic comments 1-8</p> <p>1 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)</p> <p>2 Informational: The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>3 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>based on CC UDC Article 8.1.3.A</p> <p>4□Informational:□All traffic signs shall be furnished and installed by the Developer 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. 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>5□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 and UDC Article 8.1.3.A</p> <p>6□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>7□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>8□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 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>	
21	P002	Note	Mark Zans : LD	Closed	Traffic comments 9-13	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>9□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>10□Informational:□Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>11□Informational:□Any street excavation on an existing street (city owned street), utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>12□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards"</p> <p>13□Informational:□Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>	
22	P002	Note	Mark Zans : LD	Closed	Expand 10' Utility easement to 15' as per previous plat.	
23	P002	Callout	Mark Zans : LD	Closed	Correct page number should be 905	
26	P002	Note	Mark Zans : LD	Closed	<p>Park fee: 44lots x 426.50 = \$20,350.00</p> <p>Residential Dwelling Units discussed in plat list a total of (44) dwelling units. Subject amount likely to change, at time of potential change fees will be reevaluated and properly adjusted to reflect any changes made from initial units.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
27	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
28	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please provide proposed typical sections for 50' R.O.W and 40' R.O.W for review when available.	
29	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section. If possible, are there any plans/as-builts for the surrounding area (Kleberg Boulevard and De Zavala St.)? We would like to review to assess the current typical section that is present.	
30	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
25	P002	Note	Carter Miska : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	