



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Agenda Planning Commission

Wednesday, August 23, 2017

5:30 PM

Council Chambers

I. **Call to Order, Roll Call**

II. **Approval of Minutes**

1. [17-1070](#) Regular Meeting Minutes of August 09, 2017

Attachments: [MeetingMinutes08.09.17.pdf](#)

III. **Public Hearing Agenda Items - Discussion and Possible Action**

A. **Plats**

New Plats

2. [17-1071](#) **17PL1051**
GRAHAM ESTATES (PRELIMINARY - 20.00 ACRES)
Located west of Waldron Road and south of Graham Road.
- Attachments: [TRCPlatRequirements_GrahmEstates-08.09.17PCMTG.pdf](#)
[Preliminary Plat of Graham Estates.pdf](#)
3. [17-1072](#) **17PL1030**
ROYAL OAK SUBDIVISION (PRELIMINARY - 42.4 ACRES)
Located south of Leopard Street and west of Rand Morgan Road (FM 2292).
- Attachments: [TRCPlatRequirements_RoyalCreekSubPrelim-08.23.17PCMTG.pdf](#)
[Royal Oak Sub- Preliminary.pdf](#)
4. [17-1073](#) **17PL1042**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.
- Attachments: [TRCPlatRequirements_TheVillasPUD-08.23.17PCMTG.pdf](#)
[The Villas PUD.Replat.R2.pdf](#)

5. [17-1074](#) **17PL1063**
OSO GEORGE VILLAGE UNIT 2 (FINAL - 47.58 ACRES)
Located north of Yorktown Boulevard and west of Roscher Road.

Attachments: [TRCPlatRequirements, OsoGeorgeVillageUnit2-08.23.17PCMTG.pdf](#)
[Oso George Village Unit 2.Final.R3.pdf](#)

Wastewater Construction Waiver and Lot/Acreage Fee Exemption

6. [17-1075](#) **17PL1063**
OSO GEORGE VILLAGE UNIT 2 (FINAL - 47.58 ACRES)
Located north of Yorktown Boulevard and west of Roscher Road.
Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Attachments: [Wastewater Lot-Acreage Exemption \(Oso George Village Unit 2.Final\)PC Memc](#)
[Exhibit A-Oso George Village Unit 2.Final Plat.pdf](#)
[Exhibit B-Waiver exemption Letter request.pdf](#)
[Exhibit C-Wastewater exemption request letter.pdf](#)
[Exhibit D-Laguna Madre WWTP Service Area 3- Exhibit 6.PDF](#)
[Exhibit E-WW Exemption Oso George Village Unit 2.pptx](#)

B. Zoning

New Zoning

7. [17-1077](#) **Case No. 0617-04 - Gulfway Shopping Center:** A change of zoning from the "FR" Farm Rural District to the "RS 4.5" Single-Family 4.5 District. The property to be rezoned is described as being 27.20 acres out of Lot 5, Section 24 and Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road.

Attachments: [Staff Report_0617-04_Gulfway Shopping Center.pdf](#)
[0617-04_Power Point - Gulfway Shopping Center.pptx](#)

8. [17-1078](#) **Case No. 0817-01 - Plains Capital Bank:** A change of zoning from the "IL" Light Industrial District to the "CG-1" General Commercial District. The property to be rezoned is described as Wooldridge Creek Center, Block 4, Lot 1D, located on the west side of Patton Street, south of Holly Road, and north of Wooldridge Road.

Attachments: [Staff Report_0817-01_Plains Capital Bank.pdf](#)

[0817-01 Power Point - Plains Capital Bank.pptx](#)

C. Text Amendment

9. [17-0780](#) Amending Article 8, Section 8.1, subsection 8.1.6.A entitled "Acceptance of Improvements" of the UDC by changing the duration of the materials and workmanship warranty for all private and public infrastructure improvements from one to two years from the date of final (100%) acceptance.

Attachments: [Agenda Memo08.23.17PC, UDC Text Amendments-warranty period.pdf](#)
[Power Point-Warranty Period.pptx](#)
[PCI Street Data.xlsx](#)
[Infrastructue repairs performed by City.xlsx](#)
[DRAFTOrdinance Amending warranty period.pdf](#)

D. Presentations

10. [17-0933](#) Downtown Area Development Plan

Attachments: [2017-08-23 DADP PC Memo.pdf](#)
[2017-08-23 DADP PC Presentation.pptx](#)
[Exhibit A - Downtown ADP.pdf](#)
[Exhibit B - Appendix A RealEstateMarket.pdf](#)
[Exhibit C - Appendix B Advisory Committee.pdf](#)
[DRAFT ORDINANCE DADP.pdf](#)

IV. Director's Report

V. Items to be Scheduled

VI. Adjournment