



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, November 4, 2015

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Absences

Eric Villarreal, Vice Chairman, Fred Braselton, Marsha Williams

III. Approval of Minutes

1. [15-1256](#) Regular Meeting of October 21, 2015

Attachments: [10.21.15PCMins](#)

IV. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

2. [15-1257](#) 0615082-P017 (15-22000021)
YORKTOWN ESTATES UNIT 1 (FINAL - 43.047 ACRES)
Located east of Yorktown Boulevard and west of Cayo Del Oso.

Attachments: [TRCPlatRequirements.Yorktown Estates Unit 1 \(Final\).110415PCMTg](#)
[Yorktown Estates Unit 1.Final.R2.71715](#)

3. [15-1258](#) 0615090-NP071 (15-21000027)
ESTATES OF CHAPMAN RANCH, OCL (FINAL REPLAT - 78.77 ACRES)
Located west of State Highway 286 and south of County Road 70 outside the city limits.

Attachments: [TRCPlatRequirements.Estates of Chapman Ranch, OCL \(Final Replat\).110415](#)
[Estates of Chapman Ranch -OCL Plat](#)

4. [15-1259](#) 0715108-P023 (15-22000028)
SANDY CREEK UNIT 2 (FINAL - 9.64 ACRES)
Located south of Holly Road and west of Ennis Joslin Road.

Attachments: [TRCPlatRequirements.Sandy Creek Unit 2 \(final\).110415PCMTg](#)
[Sandy Creek Unit 2.Final Plat.R1](#)

Time Extensions

5. [15-1260](#) 0814102-NP084 (14-21000022)
ROB-LEX INDUSTRIAL AREA, BLOCK 1, LOTS 9-13 (FINAL REPLAT - 4.68 ACRES)
Located east of North Padre Island Drive (SH 358) between Agnes Street (SH 44) and Bates Drive.
Attachments: [TimeExtensions.Rob-Lex Industrial Area, Blk 1, Lts 9-13 \(Final Replat\).110415F](#)
[Letter of Request \(Rob-Lex Industrial Area, Blk 1, Lts 1-9 \(Final Replat\).110415\)](#)
6. [15-1261](#) 0814112-NP091 (14-21000023)
NUECES RIVER IRRIGATION PARK TRACT 9, BLOCK 1, LOT 1 (FINAL 16.17 ACRES)
Located west of Interstate Highway 69 and south of County Road 52.
Attachments: [TimeExtensions.Nueces River Irrigation Park, Tract 9, Blk 1, Lt 1 \(Final\).110415](#)
[Letter of Request \(Nueces River Irrigation Park, Tract 9, Blk 1, Lt 1 \(Final\).1104](#)
7. [15-1262](#) 0215035-NP019 (15-21000007)
STONEGATE SOUTH SUBDIVISION UNIT 2 (FINAL REPLAT - 0.51 ACRE)
Located at the northwest corner of Holly Road and Everhart Road.
Attachments: [TimeExtensions.Stonegate South Subdivision Unit 2, Blk A, Lt 1-RR \(Final Repl](#)
[Letter of Request \(Stonegate South Subdivision Unit 2, Blk A, Lt 1-RR.110415P](#)

Wastewater Lot/Acreage Fee Exemption

8. [15-1263](#) 0615076-NP061 (15-21000023) - (PLAT WAS APPROVED AT THE 07/01/15 PC MEETING)
LEWIS & COOK ADDITION, BLOCK 1, LOT 1 (FINAL REPLAT - 2.555 ACRES)
Located at the intersection of Agnes Street (Business State Highway 44) and Bockholt Road.
Request for a waiver of sanitary sewer infrastructure construction per Section 8.2.7.B.1.d.ii of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in accordance with Section 8.5.2G of the UDC.
Attachments: [Wastewater Lot-Acreage Exemption \(Lewis & Cook\).PC Memo11042015PCMtg](#)
[LEWIS & COOK ADDITION BLOCK 1, LOT 1.APPROVED PLAT](#)
[Letter Exemption from WW Fees](#)
[City of Corpus Christi Wastewater Master Plan Service Area Exhibit](#)
[Landscape Vicinity LEWIS_COOK](#)
[Utility LEWIS_COOK](#)

B. Zoning

Continued Zoning

9. [15-1207](#) Case No. 1015-02 - Edward Gonzalez: A change of zoning from the "RE" Residential Estate District to the "RS-22" Single-Family 22 District, resulting in a change to the Future Land Use Map from estate residential uses to low density residential uses. Property is described as being Lot 21, Block 2, The Coves at Lago Vista Unit 3, located approximately 1,200 feet east of King Ranch Drive and 600 feet south of the corner of Oso Parkway and Green Jay Court.

Attachments: [Report for PC_1015-02 Edward Gonzalez-Nov. 4th](#)
[1015-02 Edward Gonzalez-PPT Nov. 4th](#)

- V. [15-1264](#) 2016 Planning Commission Calendar

Attachments: [Planning Commission Schedule \(2016 Calendar\).PC Memo11042015PCMtq](#)
[2016 PC Calendar](#)

VI. **Director's Report**

VII. **Items to be Scheduled**

VIII. **Adjournment**