



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Thursday, February 9, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [17-0191](#) Special Meeting Minutes of January 18, 2017

Attachments: [SPMeetingMinutes01.18.17.pdf](#)

2. [17-0192](#) Regular Meeting Minutes of January 25, 2017

Attachments: [MeetingMinutes01.25.2017.pdf](#)

III. Public Hearing Agenda Items

A. Plats

New Plats

3. [17-0193](#) **16PL1023**
BELLAVIDA PLACE, BLOCK 4, LOT 16R (FINAL - 0.25 ACRES)
Located west of Santa Fe Street and south of Glazebrook Street.

Attachments: [TRCPlatRequirements, BellavidaPlace2.09.17PCMTG.pdf](#)
[Bellavida Place, Blk 4, Lot 16R-Plat.pdf](#)

4. [17-0194](#) **16PL1026**
WASHBURN MEADOWS UNIT 2, LOTS 3A, 9A & 10A (FINAL - 2.67 ACRES)
Located between Weber Road and South Staples Street.

Attachments: [TRCPlatRequirements, WashburnMeadows2.09.17PCMTG.pdf](#)
[WASHBURN MEADOWS UNIT 2, LOTS 3A, 9A & 10A-Plat.pdf](#)

5. [17-0195](#) **0916114-P045 (16-22000043)**
MARIA LAUREN ESTATES, BLOCK 1, LOTS 1 THRU 11 (FINAL - 1.686 ACRES)
Located west of Everhart Road and south of McArdle Road.

Attachments: [TRCPlatRequirements, MariaLauranEstates2.09.17PCMTG.pdf](#)

[MARIA LAUREN ESTATES, BLOCK 1, LOTS 1 THRU 11- Plat.pdf](#)

6. [17-0196](#) **17PL1008**
BEACH PORTION, BLOCK 6, LOT 13 (FINAL - 0.67 ACRES)
Located on the northeast corner of Chaparral Street and Starr Street.

Attachments: [TRCPlatRequirements, BeachPortion2.09.17PCMTG.pdf](#)
[Beach Portion, Block 6, Lot 13 - PLAT.pdf](#)

7. [17-0197](#) **0616078-NP045 (16-21000031)**
RIVER RIDGE UNIT 2, BLOCK 1, LOTS 1A-1, 1A-2 & 1A-3 (REPLAT - 5.466 ACRES)
Located south of Northwest Boulevard and west of Hazel Bazemore Road (CR 69).

Attachments: [TRCPlatRequirements, RiverRidgeUnit2-2.09.17PCMTG.pdf](#)
[River Ridge Unit 2, Block 1, Lots 1A-1, 1A-2 & 1A-3.pdf](#)

Wastewater Construction Waiver and Acreage Fee Exemption

8. [17-0198](#) **0616070-P032 (16-22000030)**
DON PATRICIO, BLOCK G, LOT 1R (REPLAT - 0.66 ACRES)
Located west of Waldron Road and south of Don Patricio Road.
- Attachments:** [Wastewater Lot-Acreage Exemption \(Don Patricio\)PC Memo 020917 PCMTg.pdf](#)
[WW Exemption Don Patricio Blk G Lot 1R Power Point.pdf](#)
[Don Patricio Block G Lot 1R Plat Ext Request.pdf](#)
[Utility plan.pdf](#)
[Don Patricio, Blk G, Lot 1R- Plat.pdf](#)

B. Zoning

New Zoning

9. [17-0199](#) **Case No. 0217-01 - Carlos and Rhonda Garcia:** A change of zoning from the "FR" Farm Rural District to the "RE" Residential Estate District, The property to be rezoned is described as being a 1.615 acre tract out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, also being known as the F.J. Picha Tract, Corpus Christi, Nueces County, Texas, located on the east side of Rand Morgan Road, between Good-Night Loving Trail and McNorton Road.

Attachments: [Staff Report 0217-01 Carlos and Rhonda Garcia.pdf](#)
[Power Point - Carlos and Rhonda Garcia.pdf](#)

C. Amendment to the Comprehensive Plan

10. [17-0200](#) Ordinance Amending the Urban Transportation Plan (UTP) Map:
Deletion of Coverdale Street (Widgeon Drive) between the proposed
extension of County Road 52 and Starlite Lane.
- Attachments:** [Agenda Memo \(PC\)_UTP Coverdale St 2-3-2017.pdf](#)
[Presentation - UTP AMENDMENT COVERDALE ST rev 2-3-17.pdf](#)
[Coverdale Ordinance revised 02-03-2017.pdf](#)

IV. **Director's Report**

V. **Items to be Scheduled**

VI. **Adjournment**