



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
forward.cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 20, 2017

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [17-1206](#) Regular Meeting Minutes of September 06, 2017

Attachments: [MeetingMinutes09.06.17.pdf](#)

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

A. **Plats**

New Plats

2. [17-1207](#) **17PL1086**
COUNTRY CLUB ESTATES UNIT 20 PUD (FINAL - 9.46 ACRES)
Located east of Aaron Drive and south of Acushnet Drive.

Attachments: [TRCPlatRequirements, CountryClubEstatesUnit20PUD-09.20.17PCMTG.pdf](#)
[Country Club Estates Unit 20 PUD.Replat.R2.8-22-17.pdf](#)

3. [17-1208](#) **17PI1092**
LEXINGTON ESTATES, BLOCK 8, LOT 20R (FINAL - 0.26 ACRES)
Located north of South Padre Island Drive and west of Carroll Lane.

Attachments: [TRCPlatRequirements, LexingtonEstates-09.20.17PCMTG.pdf](#)
[Lexington Estates, Blk 8, Lot 20R- Final Plat 170804.pdf](#)

4. [17-1209](#) **17PL1082**
ARUBA PUD (FINAL - 3.65 ACRES)
Located north of Whitecap Boulevard and west of Windward Drive.

Attachments: [TRCPlatRequirements, ArubaPUD-09.20.17PCMTG.pdf](#)
[Aruba PUD- Plat.pdf](#)

5. [17-1210](#) **1015142-NP108 (15-21000041)**
HOLLY INDUSTRIAL SUBDIVISION, LOT 1-B (FINAL - 1.615 ACRES)
Located east of Ayers Street and north along Holly Road.

Attachments: [TRCPlatRequirements, HollyIndSubLot1B-09.20.17PCMTG.pdf](#)
[Holly Industrial Subdivision, Lot 1B -Final Plat.pdf](#)

Time Extension

6. [17-1211](#) **17PL1039**
RUSSELL INDUSTRIAL AREA, BLOCK 7, LOT 1A (REPLAT - 6.88 ACRES)
Located south of Baldwin Boulevard and north of Agnes Street.

Attachments: [TimeExtReq, RussellIndArea - 09.20.17PCMTg.pdf](#)
[ExtRequestLtr-RussellIndArea,Blk7,Lot1A.pdf](#)
[RUSSELL INDUSTRIAL AREA BLOCK 7 LOT 1A.APPROVED PLAT.pdf](#)

New Plat with a Waiver Request

7. [17-1212](#) **17PL1052**
GATEWAY PARK, BLOCK 4, LOT 2A (FINAL - 0.15 ACRES)
Located north of Knickerbocker Street and west of Laguna Shores.
Request for a waiver of minimum lot area standard per Section 4.4.3 of the Unified Development Code.

Attachments: [Gateway Park Block 4 Lot 2A Waiver Request PC Memo09202017PCMTg-Revis](#)
[Gateway Park Block 4, Lot 2A Waiver Request.pdf](#)
[TRCPlatRequirements, GatewayPark-09.20.17PCMTG.pdf](#)
[Gateway Park, Block 4, Lot 2A \(Final\).pdf](#)
[PowerPoint Presentation-Gateway Park Waiver.pptx](#)

Construction Waiver/Lot & Acreage Fee Exemption Requests

8. [17-1213](#) **1015142-NP108 (15-21000041)**
HOLLY INDUSTRIAL SUBDIVISION, LOT 1-B (FINAL - 1.615 ACRES)
Located east of Ayers Street and north along Holly Road. A request for a waiver of Wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC). A request for an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC. A request for an exemption from the Water Lot/Acreage fees in accordance with Section 8.5.1.C.5 of the UDC.

Attachments: [WW Waiver & Lot-Acreage Exemption Holly Industial Subdivision - 1.pdf](#)
[Waiver Request for Wastewater and Water.pdf](#)
[Holly Industrial-Plat.pdf](#)

[Cost Estimate Wastewater Waiver.xls](#)

[WW Waiver & Fee Exemption Holly Industrial Subdivision, Lot 1B.pptx](#)

9. [17-1214](#)

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 Wastewater 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 C-Wastewater exemption request letter.pdf](#)
[Exhibit B-Waiver exemption Letter request.pdf](#)
[Exhibit A-Oso George Village Unit 2.Final Plat.pdf](#)
[Exhibit D-Laguna Madre WWTP Service Area 3- Exhibit 6.PDF](#)
[Oso George Master Plan Exhibit.pdf](#)
[Cost Estimate.pdf](#)
[Powerpoint Presentation WW Exemption Oso George Village Unit 2.pptx](#)

10. [17-1215](#)

0916112-P044 (16-22000042)

HARRIS ACRES, BLOCK 1, LOT 1 (FINAL - 4.07 ACRES)

Located west of Flour Bluff Drive and north of Glenoak Drive. 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 Wastewater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Attachments: [Wastewater Lot-Acreage Exemption \(Harris Acres\)PC Memo 091317 PCMtq.pdf](#)
[Fee Exemption Request.pdf](#)
[HARRIS ACRES, BLK 1, LOT 1.pdf](#)
[HARRIS ACRES, BLK 1, LOT 1 Page2.pdf](#)
[Wastewater layout.pdf](#)
[Exhibit D-Laguna Madre WWTP Service Area 3- Exhibit 6.PDF](#)
[Wastewater cost estimate.pdf](#)
[Powerpoint Presentation WW Exemption Harris Acres.pptx](#)

B. Zoning

New Zoning

11. [17-1217](#)

Case No. 0917-01 - Luxury Spec Homes, Inc: A change of zoning from the "FR" Farm Rural District with the Island Overlay to the "RS-4.5/PUD" Single Family 4.5 District with a Planned Unit Development Overlay. The property to be rezoned is described as Blanche Moore School Subdivision, Lot 2, located on the south side of Durant Drive, south of

Wooldridge Road, and west of Cimarron Boulevard.

Attachments: [Staff Report_0917-01_Luxury Spec Homes, Inc. with Exhibits.pdf](#)
[0917-01_Power Point - Luxury Spec Homes, Inc..pptx](#)

12. [17-1216](#) **Case No. 0917-03 - Mostaghasi Investment Trust:** A change of zoning from the "RS-6" single-Family 6 District to the "CN-1" Neighborhood Commercial District. The property to be rezoned is described as Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.

Attachments: [Staff Report_0917-03_Mostaghasi Investment Trust with Exhibits.pdf](#)
[0917-03_Power Point - Mostaghasi Investment Trust.pptx](#)

IV. Director's Report

1. Funding available for American Planning Association workshop on October 06, 2017
2. Announcement of Community Outreach on October 02, 2017
3. Annexation Update

V. Items to be Scheduled

VI. Adjournment