



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, October 4, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [17-1261](#) Regular Meeting Minutes of September 20, 2017

Attachments: [MeetingMinutes09.20.17.pdf](#)

III. Public Hearing Agenda Items

A. Plats

New Plats

2. [17-1262](#) **17PL1095**
DEL MAR BLOCK 34, LOT 9A (FINAL REPLAT - 0.250 ACRE)
Located east of Brownlee Street and north of Del Mar Boulevard.

Attachments: [TRC&Plat-DelMarBlock34-10.04.17PCMTG.pdf](#)

3. [17-1264](#) **17PL1093**
SANDY CREEK UNIT 4 (FINAL - 9.732 ACRES)
Located south of Holly Road and east of Rodd Field Road.

Attachments: [TRC&Plat, SandyCreekUnit4-10.04.17PCMTG.pdf](#)

4. [17-1265](#) **17PL1074**
SOUTH SHORE COURTYARDS (REPLAT - 7.858 ACRES)
Located South of Ocean Drive and west of Ocean View Place.

Attachments: [TRC&Plat, SouthShoreCourtyards-10.04.17PCMTG.pdf](#)

5. [17-1266](#) **17PL1089**
ROYAL OAK UNIT 1 (FINAL - 20.55 ACRES)
Located south of Leopard Street and west of Rand Morgan Road (FM 2922).

Attachments: [TRC&Plat, RoyalOakUnit1-10.04.17PCMTG.pdf](#)
6. [17-1267](#) **17PL1066**
STARLITE ESTATES (PRELIMINARY - 57.21 ACRES)
Located south of Yorktown Boulevard and east of Fred's Folly Drive.

Attachments: [TRC&Plat, StarliteEstates-10.04.17PCMTG.pdf](#)
7. [17-1268](#) **17PL1098**
NORTHWEST ESTATES, BLOCK 10, LOTS 1A & 1B (REPLAT - 3.95 ACRES)
Located north of Northwest Boulevard and west of River Hill Drive.

Attachments: [TRC&Plat- NorthwestEstates-10.04.17PCMTG.pdf](#)
8. [17-1269](#) **17PL1096**
PARK PID (PRELIMINARY - 16.47 ACRES)
Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.

Attachments: [TRC&Plat, ParkPIDPrelim-10.04.17PCMTG.pdf](#)

Time Extensions

9. [17-1270](#) **17PL1021**
SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1-10 (FINAL - 18.248 ACRES)
Located west of Flour Bluff Drive and north of Yorktown Boulevard.

Attachments: [TimeExtReq, SummerBreeze - 10.04.17PCMTg.pdf](#)
[Summer Breeze-Plat Extension request.pdf](#)
[SUMMER BREEZE ESTATE PHASE 2 BLOCK 1 LOTS 1-10.APPROVED PLAT](#)
10. [17-1271](#) **17PL1010**
AIRLINE ESTATES (FINAL - 24.655 ACRES)
Located east of Rodd Field Road and north of Yorktown Boulevard.

Attachments: [TimeExtReq, AirlineEstates - 10.04.17PCMTg.pdf](#)
[Airline Estates-ExtRequestLtr .pdf](#)
[AIRLINE ESTATES.APPROVED PLAT.pdf](#)

11. [17-1273](#) **0315040-NP034 (15-21000014)**
FLOUR BLUFF ESTATES, BLOCK J, LOT 8A (FINAL REPLAT - 1.02 ACRES)
Located east of Waldron Road between Admiral Drive and Recreation Drive.

Attachments: [TimeExtReq, FlourBluffEstates - 10.04.17PCMTg.pdf](#)
[FlourBluffEstates - ExtRequestLtr.pdf](#)
[Flour Bluff Estates, Block J, Lot 8A.Approved Plat.pdf](#)

Construction Waiver/Lot & Acreage Fee Exemption Requests

12. [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 Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Attachments: [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](#)
[Cost Estimate.pdf](#)
[Memo.pdf](#)
[Powerpoint Presentation WW Exemption Oso George Village Unit 2.pptx](#)

B. Zoning

New Zoning

13. [17-1274](#) **Case No. 0917-02 - Ardoin Inc:** A change of zoning from the "CG-2/SP" General Commercial District with Special Permit to the "IL" Light Industrial District. The property to be rezoned is described as Suntide Industrial Park Block 2, Lot 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road.

Attachments: [Staff Report_0917-02_Ardoin Inc.pdf](#)
[0917-02 Power Point - Ardoin Inc.pptx](#)

14. [17-1275](#) **Case No. 0917-04 - Eugene Guernsey and Celeste Guernsey:** A change of zoning from the "RS-6" Single Family District to the "ON" Neighborhood Office District. The property to be rezoned is described as

being 0.655 acres out of 26.32 acres of U Lott Tract, located on the south side of Staples Street, east of Casa Linda Drive, and west of Hayward Drive.

Attachments: [0917-04 Power Point - Guernsey.pptx](#)

[Staff Report_0917-04_Guernsey.pdf](#)

15. [17-1276](#) **Case No. 0917-05 - AN Corpus Christi Chevrolet, LP:** A change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as 3.17 acres out of Lot 1-R, Block 2, Woodlawn Estates Unit 3, located on the north side of South Padre Island Drive, east of Airline Road, and west of Nile Drive.

Attachments: [Staff Report_0917-05_AN Corpus Christi Chevrolet, LP with Exhibits.pdf](#)

[0917-05 Power Point - AN Corpus Christi Chevrolet, LP.pptx](#)

IV. **Director’s Report**

V. **Items to be Scheduled**

VI. **Adjournment**