



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, August 8, 2018

5:30 PM

Council Chambers

- I. Call to Order, Roll Call
- II. Discussion and Possible Action Regarding the Election of Officers: Chairman & Vice Chairman
- III. Approval of Absences: Commissioners Dibble, Schroeder & Ezell
- IV. Approval of Minutes
- 1. [18-0937](#) Regular Meeting Minutes of July 25, 2018

Attachments: [MeetingMinutes02-Aug-2018-12-52-33.pdf](#)

- V. Public Hearing (Items A & B) - Discussion and Possible Action

- A. Plats

- Plat Waivers (Plat Variance)**

- 2. [18-0960](#)

18PL1043

KENLEY ESTATES (FINAL - 13.636 ACRES)

Located east of Flour Bluff Drive between Grand Canal Drive and Glenoak Drive.

Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Section 8.2.7.A of the Unified Development Code (UDC), and an Exemption from Wastewater Lot/Acreage Fees in Accordance with Section 8.5.2.G of the UDC.

Attachments: [1. WW Waiver and Exemption Wastewater \(Kenley Estates\)PC Memo 08.08.20](#)

[A. Kenley Estates.Final Plat.R2.pdf](#)

[B. Kenley Estates- Letter Wastewater Construction Waiver and Fee Exemption](#)

[C. Laguna Madre WWTP Service Area Sub Basin 1A - Exhibit 7.PDF](#)

[D. Kenley Estates- Wastewater layout.pdf](#)

[E. Kenley Estates- Wastewater construction cost estimate.pdf](#)

[F. KENLEY ESTATES WASTEWATER WAIVER & EXEMPTION.pptx](#)

3. [18-0939](#)**18PL1043****KENLEY ESTATES (FINAL - 13.636 ACRES)**

Located east of Flour Bluff Drive between Grand Canal Drive and Glenoak Drive.

A request for a waiver of the plat requirement at UDC Section 8.2.1.G.3 that limits cul-de-sac length to 1,000 feet, where the cul-de-sac has an island.

Attachments: [1. Waiver Cul-de-Sac Length \(Kenley Estates\)PC Memo 08.08.2018 PCMTg.pdf](#)

[A. Kenley Estates.Final Plat.R2.pdf](#)

[B. Kenley Estates- Dimensioned layout.pdf](#)

[C. Kenley Estates- Street Waiver Request Letter.pdf](#)

[D. PowerPoint Plat Waiver Kenley Estates Cul-de-sac Length.pptx](#)

4. [18-0940](#)**18PL1050****TRAIL BLAZER ADDITION, BLOCK 1, LOT 5 (FINAL - 13.150 ACRES)**

Located south of Yorktown and west of Waldron Road.

Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Section 8.2.7.A of the Unified Development Code (UDC), and an Exemption from Wastewater Lot/Acreage Fees in Accordance with Section 8.5.2.G of the UDC; a request for a Waiver from Sidewalk Construction Requirements in Section 8.2.2.A and Section 8.2.2.B of the Unified Development Code (UDC).

Attachments: [1. Wastewater Waiver & Exemption and Sidewalks \(Trail Blazer plat\) PC Memo](#)

[A. Trail Blazer Addition, Blk 1, Lt 5.Final.R1.pdf](#)

[B. Laguna Madre WWTP Service Area 4- Exhibit 8.PDF](#)

[C. TRAIL BLAZER WASTEWATER WAIVER & EXEMPTION and SIDEWALK.p](#)

New Plats5. [18-0941](#)**18PL1043****KENLEY ESTATES (FINAL - 13.636 ACRES)**

Located east of Flour Bluff Drive between Grand Canal Drive and Glenoak Drive.

Attachments: [CoverPage-KenleyEstates-08.08.18PCMTG.pdf](#)

[Kenley Estates.Resolution Comments.Final.R2.pdf](#)

[Kenley Estates.Final.R2.pdf](#)

6. [18-0942](#)**18PL1050****TRAIL BLAZER ADDITION, BLOCK 1, LOT 5 (FINAL - 13.150 ACRES)**

Located south of Yorktown and west of Waldron Road.

Attachments: [CoverPage-TrailBlazerAddition-08.08.18PCMTG.pdf](#)

[Trail Blazer Addition, Block 1, Lt 5.Resolution Comments.R1.pdf](#)

[Trail Blazer Addition, Blk 1, Lt 5.Final.R1.pdf](#)

7. [18-0943](#)

18PL1069

SANDY CREEK UNIT 5 (FINAL - 8.451 ACRES)

Located south of Holly Road and east of Rodd Field Road.

Attachments: [CoverPage-SandyCreekUnit5-08.08.18PCMTG.pdf](#)

[Sandy Creek Unit 5.Resolution Comments.Final.R2.pdf](#)

[Sandy Creek Unit 5.Final.R2.pdf](#)

8. [18-0944](#)

18PL1056

BRIGHTON VILLAGE UNIT 2, BLOCK 13, LOT 6 AND 7 (REPLAT - 1.28 ACRES)

Located south of Saratoga Boulevard and east of Cimarron Boulevard.

Attachments: [CoverPage-BrightonVillage-08.08.18PCMTG.pdf](#)

[Resolution Comments- Brighton Village Unit 2.pdf](#)

[Brighton Village Unit 2, Blk 13, Lots 6 & 7.R3.pdf](#)

Time Extension

9. [18-0945](#)

17PL1152

CARIBBEAN VILLAGE, BLOCK 1, LOT 1 (FINAL - 7.0 ACRES)

Located east of Laguna Shores Road and south of Caribbean Drive.

Attachments: [TimeExtReq-CaribbeanVillage-08.08.18PCMTg.pdf](#)

[Extension request & payment.pdf](#)

[CARIBBEAN VILLAGE, BLK 1, LOT 1.PCAPPROVED.pdf](#)

B. New Zoning

10. [18-0947](#)

Public Hearing - Rezoning Property at or near 6001 Crosstown Expressway (SH 286)

Case No. 0818-01 - Joshua Kosarek:

Ordinance rezoning property at or near 6001 Crosstown Expressway (State Highway 286) (located on the west side of the Crosstown Expressway, south of Holly Road, and north of Saratoga Boulevard (State Highway 357), from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

Attachments: [Staff Report_0818-01 Joshua Kosarek.pdf](#)

[PP_0818-01 Joshua Kosarek.pptx](#)

11. [18-0948](#) Public Hearing - Rezoning Property at or near 4441 South Alameda Street**Case No. 0818-02 - Texas Star Investments, Inc:**

Ordinance rezoning property at or near 4441 South Alameda Street (located on the south side of South Alameda Street, east of Everhart Road, and west of Airline Road) from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District

Attachments: [Staff Report_0818-02 Texas Star Investments, Inc.pdf](#)
[PP_0818-02 Texas Star Investments, Inc.pptx](#)

12. [18-0949](#) Public Hearing - Rezoning Property at or near 1804 Buford Avenue**Case No. 0818-03 - The Salvation Army:**

Ordinance rezoning property at or near 1804 Buford Avenue (located on the north side of Buford Street, east of Crosstown Expressway (State Highway 286), south of Agnes Street, and west of South Brownlee Boulevard) from the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit.

Attachments: [Staff Report_0818-03 The Salvation Army with Attachments.pdf](#)
[PP_0818-03 The Salvation Army.pptx](#)

VI. Director's Report**VII. Adjournment of Planning Commission Meeting****VIII. Convene Airport Zoning Commission Meeting (Planning Commission)****A. Call to Order, Roll Call****B. Approval of Absences: Commissioners Williams, Baugh & Hovda****C. Discussion and Possible Action Regarding the Election of Officers: Chairman & Vice Chairman****D. Approval of Airport Zoning Commission (AZC) Minutes****1. [18-0950](#) Regular AZC Meeting Minutes of June 27, 2018**

Attachments: [06.27.18AZCDraftMins.pdf](#)

E. Director's Report**F. Adjournment of Airport Zoning Commission Meeting**

