



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 5, 2018

5:30 PM

Council Chambers

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

II. **Approval of Absences - None**

III. **Approval of Minutes**

1. [18-1110](#) Regular Meeting Minutes of August 22, 2018

Attachments: [MeetingMinutes30-Aug-2018-10-03-47.pdf](#)

IV. **Public Hearing (Items A - C) - Discussion and Possible Action**

A. **Presentation**

2. [18-1047](#) Capital Improvement Program (CIP) Budget

Attachments: [2. FY19 CIP Presentation mv.pptx](#)

B. **Plats**

Plat Waivers (Variance)

3. [18-1112](#) **18PL1066**
SANDY CREEK TOWNHOMES (REPLAT - 8.335 ACRES)
Located south of Holly Road and east of Rodd Field Road.
Request for a Waiver of Street Design Standards for Private Streets, Curb and Gutter and Sidewalk in Sections 8.1.4, 8.2.1.J, and 8.2.2 of the Unified Development Code (UDC).

Attachments: [1. Waiver Street Standards Sandy Creek Townhomes PC Memo 09.05.2018 PC](#)
[A. Sandy Creek Townhomes.REPLAT 2 PAGES.R4.8-16-18.pdf](#)
[B. Civil Site Plan.R4.8-16-18.pdf](#)
[C. SANDY CREEK TOWNHOMES RECORDED PLAT.pdf](#)
[D. Sandy Creek Townhomes Waiver SIDEWALKS Request.pdf](#)
[E. Sandy Creek Townhomes Waiver STREET DESIGN Request.pdf](#)
[F. PowerPoint Plat Sandy Creek Townhomes 09.05.2018 PC Mtg.pptx](#)

4. [18-1111](#)**18PL1076****PARK SPRINGS IHS, BLOCK 1 LOTS 1 THROUGH 3 (FINAL - 3.87 ACRES)**

Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624).

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 and a Waiver from Sidewalk Construction Requirement in 8.2.2.

Attachments: [1. WW Waiver and Exemption Wastewater & Sidewalks \(Park Springs IHS\)PC I](#)
[A. PLAT IHS Park Springs Blk 1 Lots 1-3.R1.pdf](#)
[B. APPLICANT EXHIBIT 1 PARK SPRINGS IHS.pdf](#)
[C. APPLICANT EXHIBIT 2 LAYOUT WASTEWATER PARK SPRINGS IHS.pdf](#)
[D. APPLICANT EXHIBIT Allison WWTP Service Area Master Plan SHEETS 1-3](#)
[E. APPLICANT COST ESTIMATE MASTER PLAN IMPROVEMENT Park spring](#)
[F. Waiver Request.Park Springs IHS.pdf](#)
[G. PowerPoint Park Springs IHS Wastewater & Sidewalk Waiver.pptx](#)

5. [18-1109](#)**0716083-NP050 (16-21000036)****OCEAN VIEW ADDITION, BLK IIA, LOT 4A AND BLOCK X, LOT 1A (REPLAT - 17.78 ACRES)**

Located south of Morgan Avenue and west of Ocean Drive.

Request for a Plat Waiver from the Easement Requirement in Section 8.2.3 of the Unified Development Code.

Attachments: [1. Memo Waiver Easements Ocean View Addition 09.05.2018 PCMt看.doc](#)
[A. PLAT SHEETS 1-3 Ocean View Addition, Blk IIA, Lot 4A & Blk X, Lot 1A.R1.1](#)
[B. PLAT SHEETS 2-3 COLOR EASEMENTS Ocean View Addition.pdf](#)
[C. UTILITY PLAN COLOR BUILDINGS.pdf](#)
[D. EXHIBIT SHOWING 10' UE.pdf](#)
[E. WAIVER REQUEST.pdf](#)
[F. PowerPoint Plat Waiver Easement Ocean View Addition 09.05.2018 PCMt看.r](#)

6. [18-1108](#)**18PL1064****OAK TERRACE ESTATES BLOCK 1, LOT 7 (FINAL - 1.0 ACRE)**

Located north of Compton Road and east of Flour Bluff Drive.

Request for a Plat Waiver of the Sidewalk Construction Requirement in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Attachments: [1. Sidewalk Waiver Oak Terrace Estates PC Memo 09.05.2018 PCMTg.pdf](#)

[A. PLAT.pdf](#)

[B. UTILITY PLAN.pdf](#)

[C. Waiver request.pdf](#)

[PowerPoint Plat Waiver Sidewalk Oak Terrace Unit 1 09.05.2018 PCMTg.pptx](#)

7. [18-1134](#)**18PL1067****PADRE ISLAND-CORPUS CHRISTI POINT TESORO UNIT 1, BLK 9, LOT 17RR & 18R (REPLAT - 0.364 ACRE)**

Located north of Whitecap Boulevard and west of Ducat Court.

Request for a Plat Waiver from the Sidewalk Construction Requirement in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Attachments: [1. Sidewalk Waiver Padre Island-CC Point Unit Memo 09.05.2018 PCMTg.pdf](#)

[A. Plat.pdf](#)

[B. Utility Plan.pdf](#)

[C. Letter Wavier Request Sidewalk.7-5-18.pdf](#)

[D. PowerPoint Plat Waiver Sidewalk Pt Tesoro Unit1 09.05.2018 PCMTg.pptx](#)

New Plats8. [18-1116](#)**18PL1066****SANDY CREEK TOWNHOMES (REPLAT - 8.335 ACRES)**

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

Attachments: [CoverPage-SandyCreekTownhomes-09.05.18PCMTG.pdf](#)

[Sandy Creek Townhomes Replat.Comment Resolution.R4.8-16-18.pdf](#)

[Sandy Creek Townhomes.Replat.R4.8-16-18.pdf](#)

9. [18-1118](#)**18PL1076****PARK SPRINGS IHS, BLOCK 1 LOTS 1 THROUGH 3 (FINAL - 3.87 ACRES)**

Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624)

Attachments: [CoverPage_ParkSpringsIHS-09.05.18PCMTG.pdf](#)

[Resolution Comments- Park Springs IHS.R1.pdf](#)

[IHS Park Springs Blk 1 Lots 1-3.R1.pdf](#)

10. [18-1114](#) **0716083-NP050 (16-21000036)**
 OCEAN VIEW ADDITION, BLK IIA, LOT 4A AND BLOCK X, LOT 1A
 (REPLAT - 17.78 ACRES)
 Located south of Morgan Avenue and west of Ocean Drive.
 Attachments: [CoverPage-OceanViewAddition-09.05.18PCMTG.pdf](#)
 [Resolution Comments.R2.pdf](#)
 [Ocean View Addition, Blk IIA, Lot 4A & Blk X, Lot 1A.R1.pdf](#)
11. [18-1115](#) **18PL1064**
 OAK TERRACE ESTATES BLOCK 1, LOT 7 (FINAL - 1.0 ACRE)
 Located north of Compton Road and east of Flour Bluff Drive
 Attachments: [CoverPage-OakTerrace-09.05.18PCMTG.pdf](#)
 [\(Resolution Comments\) Oak Terrace Estates - V2.pdf](#)
 [Oak Terrace Estates, Blk 1, Lot 7.R1.pdf](#)
12. [18-1113](#) **18PL1067**
 PADRE ISLAND-CORPUS CHRISTI POINT TESORO UNIT 1, BLK 9, LOT
 17RR & 18R (REPLAT - 0.364 ACRE)
 Located north of Whitecap Boulevard and west of Ducat Court.
 Attachments: [CoverPage-PICC_PointTesoroUnit1-09.05.18PCMTG.pdf](#)
 [Padre Island-CC Point Tesoro.Resolution Comments.Replat.R1.pdf](#)
 [Padre Island-CC Point Tesoro Unit 1, Block 9.Replat.R1.pdf](#)
- C. **Zoning**
13. [18-1119](#) **Public Hearing - Rezoning Property at or near 6641 Lipes Boulevard**

 Case No. 0918-01 - Staples Development, LLC:
 Ordinance rezoning property at or 6641 Lipes Boulevard (located on the on
 the south side of Lipes Boulevard, east of Cimarron Boulevard, and west of
 Bronx Drive), from the “FR” Farm Rural District to the “RM-1” Multifamily 1
 District.

 Attachments: [Staff Report_0918-01 Staples Development, LLC.pdf](#)
 [PP_0918-01 Staples Development, LLC.pptx](#)

V. **Director's Report**

VI. **Items to be Scheduled**

VII. **Adjournment**

