



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 19, 2018

5:30 PM

Council Chambers

- I. Call to Order, Roll Call
- II. Approval of Absences - September 5, 2018: Commissioner Ezell
- III. Approval of Minutes

- 1. [18-1189](#) Regular Meeting Minutes of September 5, 2018

Attachments: [Minutes09.05.18.pdf](#)

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

- A. Plats

Plat Waivers (Plat Variance)

- 2. [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 \(Park Springs IHS\) PC Memo 09.19.2018.pdf](#)

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

[B. EXHBIT B SANITARY SEWER LINE PLAN & PROFILE.pdf](#)

[C. COST ESTIMATE REVISED 091218.pdf](#)

[D. PowerPoint Park Springs IHS Wastewater Waiver 9.19.2018.pptx](#)

3. [18-1192](#) 18PL1029
COUNCIL ADDITION, BLOCK 1, LOT 1AR (REPLAT - 30.17 ACRES)
Located west of Southern Minerals Road and south of Leopard Street.
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 Council Addition PC Memo 09.19.2018 PCMtq.pdf](#)
[A. Plat Council Addition Block 1 Lot 1AR.pdf](#)
[PowerPoint Plat Waiver Sidewalk \(Council Addition\) 09.19.2018 PCMtq.pptx](#)

New Plats

4. [18-1190](#) 18PL1082
AVANTI AT GREENWOOD, BLOCK 1, LOTS 1 & 2 (REPLAT - 5.84 ACRES)
Located north of Saratoga Boulevard and east of Greenwood Drive.

Attachments: [CoverPage-AvantiatGreenwood_09.19.18PCMTG.pdf](#)
[Avanti at Greenwood, Blk 1, Lots 1 & 2.R2.pdf](#)
[Comments Resolution - Avanti at Greenwood.R3.pdf](#)

5. [18-1191](#) 18PL1073
AZALI ESTATES UNIT 1 (FINAL - 43.190 ACRES)
Located east of Yorktown Boulevard and west of Cayo Del Oso.

Attachments: [CoverPage-AzaliEstates_09.19.18PCMTG.pdf](#)
[Azaili Estates Unit 1.Final.Resolution Comments.R2.8-16-18.pdf](#)
[Azali Estates Unit 1.Final.R2.8-16-18.pdf](#)

6. [18-1193](#) 18PL1029
COUNCIL ADDITION, BLOCK 1, LOT 1AR (REPLAT - 30.17 ACRES)
Located west of Southern Minerals Road and south of Leopard Street.

Attachments: [CoverPage-CouncilAddition09.19.18PCMTG.pdf](#)
[ResolutionCommentsCouncilAddition.R1.pdf](#)
[Council Addition, Block 1, Lot 1AR.pdf](#)

7. [18-1194](#) 18PL1086
PADRE ISLAND - CORPUS CHRISTI SECTION 4, BLK 237, LOT 9R (REPLAT - 0.20 ACRES)
Located west of Park Road 22 (SPID) and south of Whitecap Boulevard.

Attachments: [CoverPage-PICCSecton4.Blk237.Lot9R_09.19.18PCMTG.pdf](#)

[Padre Island CC- Sect. 4, Blk 237, Lot 9R.R1.pdf](#)

[\(Resolution Comments\) PI-CC Section No 4 Block 237 - R1.pdf](#)

Time Extensions

8. [18-1195](#) 17PL1042
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [TimeExtReq-TheVillasPUD- 09.19.18PCMTg.pdf](#)

[The Villas PUD Ext Req.pdf](#)

[THE VILLAS PUD.APPROVED PLAT.pdf](#)

9. [18-1198](#) 0117006-NP005 (17PL1000)
ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)
Located north of Ocean Drive and west of Airline Road.

Attachments: [TimeExtReq-AlexaAddtion- 09.19.18PCMTg.pdf](#)

[RequestLetter.pdf](#)

[ALEXA ADDITION BLOCK 1 LOT 1.APPROVED PLAT.pdf](#)

10. [18-1202](#) 0816098-NP061 (16-20000007)
SALIDA DEL SOL AT TERRA MAR- UNITS 2, 3 & 4; SAN CRISTOBAL ESTATES- UNITS 3 & 4 (PRELIMINARY - 24.70 ACRES)
Located south of Wooldridge Road and west of North Oso Parkway.

Attachments: [TimeExtReq-SalidaDelSolSanCristobal 09.19.18PCMTg.pdf](#)

[SDS 2-4 & SCE 3&4 PP Extension Request Letter 090718.pdf](#)

[SAL. DEL SOL 2, 3 & 4 & SAN CRIST. EST. 3 & 4 APP. PLAT.pdf](#)

B. Zoning

11. [18-1203](#) **Public Hearing - Rezoning Property at or near 15621 and 15625 South Padre Island Drive (Park Road 22) and Lots 5A and 6A, Block 15, Padre Island**

Case No. 0918-02 - Rakesh Patel, Lina Patel, and Daxa Kumar:

Ordinance rezoning property at or near 15621 and 15625 South Padre Island Drive (Park Road 22) and Lots 5A and 6A, Block 15, Padre Island (located on the west side of South Padre Island Drive, south of Whitecap Boulevard, and north of Encantada Avenue), from the "CR-2/IO" Resort Commercial District with the Island Overlay to the "IL" Light Industrial District.

Attachments: [Staff Report_0918-02_Rakesh Patel.pdf](#)
[PP_0918-02_Rakesh Patel.pptx](#)

C. Master Plan

- 12. [18-1197](#)** Ordinance amending the City of Corpus Christi (the "City") Comprehensive Plan by amending the City's Water Distribution System Master Water Plan South of Oso Creek in the areas surrounding Farm Road (FM) 43, FM 2444 and Highway (HWY) 286.

Attachments: [Memo.pdf](#)
[PowerPoint_Water Master Plan.pptx](#)
[ORD South of Oso Creek Water Master Plan.pdf](#)

V. Director's Report

VI. Items to be Scheduled

VII. Adjournment of Planning Commission Meeting

VIII. Convene Airport Zoning Commission Meeting (Planning Commission)

A. Call to Order - Roll Call

B. Approval of Absences - August 8, 2018: Commissioner Dibble

C. Approval of Minutes

- 1. [18-1199](#) Regular Meeting Minutes of August 8, 2018**

Attachments: [08.08.18AZCDraftMins.pdf](#)

D. Presentation

- 2. [18-1196](#) Executive Summary of the Airport Master Plan/Construction Status Report**

Attachments: [AirportMasterPlan.pdf](#)
[091218 - Construction Status Report \(Planning Commission\).pptx](#)

E. Director's Report

F. Adjournment