



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, January 9, 2019

5:30 PM

Council Chambers

I. **Call to Order - Roll Call**

II. **Opening Statement**

III. **Approval of Absences: None**

IV. **Approval of Minutes**

1. [19-0049](#) Regular Meeting Minutes of December 12, 2018

Attachments: [MeetingMinutes.pdf](#)

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

A. **Plats**

Plat Variance (Waivers)

2. [19-0077](#) **18PL1081**
LONDON TOWNE SUBDIVISION - O.C.L (PRELIMINARY - 214.34+/- ACRES)
Located outside city limits north of F.M. 43 and west and east of County Road 33.
Requests for Waivers of Certain Street Right-of-Way Dimensional and Sidewalk Standards and Request for Approval of Half-Street in Article 8 of the Unified Development Code (UDC).

Attachments: [1. Street Sections Waiver PC Memo.pdf](#)

[A. London Towne Subdivision.Preliminary.R2.12-21-18.pdf](#)

[B. Plat Waiver Request Letter 12-21-18.pdf](#)

[C. LONDON TOWNE PRELIM PLAT WAIVERS.pptx](#)

3. [19-0056](#)

18PL1101

HEINES SUBSTATION (FINAL - 4.0 ACRES)

Located east of Lexington Boulevard and north of Holly 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 Plat Waiver of the Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [1. WW Waiver and Exemption Wastewater \(Heines Substation\) PC Memo.pdf](#)

[A. Heines Substation Final Plat - 10-4-18.pdf](#)

[B. HEINES WWTR LETTER REQUEST FOR WAIVER 11072018.pdf](#)

[C. WW MASTER PLAN OSO WRP Service Area - Exhibit 5.PDF](#)

[D. HEINES WW EXHIBIT LAYOUT 2018 12 06.pdf](#)

[E. COST ESTIMATE HEINES WWTR COST EST 2018 12 06.pdf](#)

[F. HEINES SUBSTATION WW WAIVER.pptx](#)

[2. Heines Substation Memo SW-WAIVER 01.09.2019 PCMtq.pdf](#)

[2a. Grading Plan 5210PG03 SW-WAIVER.pdf](#)

[2b. Heines Substation Sidewalk Waiver PC 01.09.2019.pptx](#)

4. [19-0075](#)

18PL1065

SWAN VILLAGE - PHASE I (FINAL - 44.90 ACRES)

Located west of County Road 41 and south of FM 2444.

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 Plat Waiver of the Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [1. WW Waiver and Exemption Wastewater Swan Village.pdf](#)

[A. Swan Village Phase One Final Plat.pdf](#)

[B. Wastewater waiver letter request - Swan Village.pdf](#)

[C. Wastewater waiver Applicant's Exhibit.pdf](#)

[D. Swan Village WASTEWATER WAIVER & EXEMPTION.pptx](#)

5. [19-0054](#) 18PL1099
LAGUNA BUSINESS CENTER, BLOCK G, LOT 1 - 10.61 ACRES
Located west of Waldron Road and south of Compton Road.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [1. Laguna Business Center PC Memo 01.09.2019 PCMtg.pdf](#)
[A. Plat 20181004.pdf](#)
[B. Laguna Business Center Sidewalk Waiver 01.09.2019.pptx](#)

6. [19-0055](#) 18PL1107
FLOUR BLUFF GARDENS, BLOCK 7, LOT 2R (FINAL REPLAT - 0.267 ACRES)
Located north of Blossom Street and east of Amber Drive.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [1. Flour Bluff Gardens Sidewalk Waiver PC Memo 01.09.2019 PCMtg.pdf](#)
[A. Flour Bluff Gardens, Blk 7, Lt 2R.Final Replat.R2.pdf](#)
[B. Flour Bluff Gardens Sidewalk Waiver 01.09.2019.pptx](#)

New Plats

7. [19-0050](#) 18PL1101
HEINES SUBSTATION (FINAL - 4.0 ACRES)
Located east of Lexington Boulevard and north of Holly Road.

Attachments: [CoverPage-HeinesSubstation 1.9.19PCMTG.pdf](#)
[\(Resolution Comments\) Heines Substation - R1.pdf](#)
[Heines Substation.R1.pdf](#)

8. [19-0051](#) 18PL1087
PERRY'S ESTATES, BLOCK 1 LOTS 23 AND 24 (FINAL - 0.396 ACRES)
Located west of Waldron Road and south of Graham Road.

Attachments: [CoverPage-PerrysEstateUnit4k 1.9.19PCMTG.pdf](#)
[\(Resolution Comments\) Perry's Estates, Blk 1, Lots 23 & 24 - R3.pdf](#)
[Perrys Estates, Block 1, Lot 23.R3.pdf](#)

9. [19-0052](#) 18PL1107
FLOUR BLUFF GARDENS, BLOCK 7, LOT 2R (FINAL REPLAT - 0.267 ACRES)
Located north of Blossom Street and east of Amber Drive.
- Attachments:** [CoverPage-FlourBluffGardens_1.9.19PCMTG.pdf](#)
[Flour Bluff Gardens Blk 7 Lt 2R.Resolution Comments.R2.11-13-18.pdf](#)
[Flour Bluff Gardens, Blk 7, Lt 2R.Final Replat.R2.pdf](#)
10. [19-0053](#) 18PL1121
SWACO TRACT, BLOCK 1, LOTS 2B & 2C (REPLAT - 2.40 ACRES)
Located east of Greenwood Drive and north of Saratoga Boulevard.
- Attachments:** [CoverPage-SwacoTract_1.9.19.pdf](#)
[Swaco Tract, Block 1, Lots 2B & 2C \(Replat\).R2.pdf](#)
[\(Comment Resolution-2\) Swaco Tract - R2.pdf](#)
11. [19-0074](#) **18PL1065**
SWAN VILLAGE - PHASE I (FINAL - 44.90 ACRES)
Located west of County Road 41 and south of FM 2444.
- Attachments:** [CoverPage-SwanVillage_1.9.19PCMTG.pdf](#)
[\(Resolution Comments\) Swan Village- Phase I - R4.pdf](#)
[Swan Village- Phase I.R4.pdf](#)
12. [19-0076](#) **18PL1081**
LONDON TOWNE SUBDIVISION - O.C.L (PRELIMINARY - 214.34+/- ACRES)
Located outside city limits north of F.M. 43 and west and east of County Road 33.
- Attachments:** [CoverPage-LondonTownePrelim_1.9.19PCMTG.pdf](#)
[London Towne Sub Preliminary.Resolution Comment.R2.2_12-21-18.pdf](#)
[London Towne Subdivision.Preliminary.R2.12-21-18.pdf](#)
- B. New Zoning**
13. [19-0068](#) **Public Hearing - Rezoning Property at or near 6001 Crosstown Expressway (SH 286)**
- Case No. 1118-02 - Charles L. Kosarek and Dane Casey Holdings, LLC:**
Ordinance rezoning property at or near 6001 Crosstown Expressway

(located on the west side of the Crosstown Expressway, south of Holly Road, and north of Saratoga Boulevard) from the “RS-6” Single-Family 6 District and the “ON” Neighborhood Office District to the “ON” Neighborhood Office District, “CN-1” Neighborhood Commercial District, and the “CC” Commercial Compatible District.

Attachments: [Staff Report_1118-02 Charles L. Kosarek, Jr and Dane Casey Holdings, LLC.pc](#)
[PP_1118-02 Charles L. Kosarek, Jr and Dane Casey Holdings, LLC.pptx](#)

14. [19-0069](#) **Public Hearing - Rezoning Property at or near 0 Enterprise Parkway**

Case No. 0119-01 - Devary Durrill Foundation:

Ordinance rezoning property at or near 0 Enterprise Parkway, located on the west side of Enterprize Parkway, south of Bear Lane, and east of North Padre Island Drive (State Highway 358), from the “IL” Light Industrial District to the “CG-2” General Commercial District.

Attachments: [Staff Report_0119-01 Devary Durrill Foundation.pdf](#)
[PP_0119-01 Devary Durrill Foundation.pptx](#)

15. [19-0070](#) **Public Hearing - Rezoning Property at or near 1752 Rand Morgan Road**

Case No. 0119-02 - NP Homes, LLC:

Ordinance rezoning property at or near 1752 Rand Morgan Road (located on the east side of Rand Morgan Road, south of Leopard Street, and north of McNorton Road) from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Attachments: [PP_0119-02 NP Homes, LLC.pptx](#)
[Staff Report_0119-02 NP Homes, LLC.pdf](#)

VI. **Director’s Report**

VII. **Items to be Scheduled**

VIII. **Adjournment**