



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, January 23, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Opening Statement

III. Approval of Absences: Chairman Villarreal & Commissioner Ezell

IV. Approval of Minutes

1. [19-0129](#) Regular Meeting Minutes of January 9, 2019

Attachments: [MeetingMinutes01.9.2019.pdf](#)

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

A. Plats

Plat Variance (Waivers)

2. [19-0130](#) **17PL1125**
RIVER EDGE VILLAGE (formerly OCEAN VIEW GEORGE) (FINAL -47.00 ACRES)
Located west of CR 33 and north of FM 43.
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 River Edge Village.pdf](#)
[A. River Edge Village Plat.pdf](#)
[B. Wastewater Waiver Request - River Edge Village Subdivision.pdf](#)
[C. Wastewater waiver Exhibit A - River Edge Village.pdf](#)
[River Edge Village WASTEWATER WAIVER & EXEMPTION .pptx](#)

3. [19-0131](#)**18PL1119 - WAIVER**DON PATRICIO, BLOCK A, LOT 7R (REPLAT - 0.454 ACRES)

Located south of Don Patricio and west of Waldron Road.

Request for a Plat Waiver of the Street and Sidewalk Construction

Requirement in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Attachments: [1. Don Patricio Street and Sidewalk Waiver 01.23.2019.pdf](#)[Waiver request.pdf](#)[A. Plat.pdf](#)[Don Patricio Street and Sidewalk Waiver PC 01.23.2019.pptx](#)4. [19-0132](#)**18PL1117 - WAIVER**PORT ARANSAS CLIFFS BLOCK 116, LOT 33R (REPLAT - 0.406 ACRE)

Located south of Ropes Street and east of Aransas Street.

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

Attachments: [1. Port Aransas Cliffs PC Memo 01.23.2019 PCMTg.pdf](#)[A. Port Aransas Cliffs, Blk 116, Lt 33R.Replat.R1.12-05-18.pdf](#)[B. Port Aransas Cliffs Sidewalk Waiver PC 01.23.2019.pptx](#)[Sidewalk Waiver Request.12-05-18.pdf](#)**New Plats**5. [19-0134](#)**18PL1117**PORT ARANSAS CLIFFS BLOCK 116, LOT 33R (REPLAT - 0.406 ACRE)

Located south of Ropes Street and east of Aransas Street.

Attachments: [CoverPage-PortAransas 1.23.19PCMTG.pdf](#)[Port Aransas Cliffs, Blk 116, Lt 33R.Replat.Resolution Comment.R1.12-05-18.p](#)[Port Aransas Cliffs, Blk 116, Lt 33R.Replat.R1.12-05-18.pdf](#)6. [19-0135](#)**18PL1119**DON PATRICIO, BLOCK A, LOT 7R (REPLAT - 0.454 ACRES)

Located south of Don Patricio and west of Waldron Road.

Attachments: [CoverPage-DonPatricio 1.23.19PCMTG.pdf](#)[\(Resolution Comments\) Don Patricio, Block A, Lot 7R - R1.pdf](#)[Don Patricio, Block A, Lot 7R.R1.pdf](#)

7. [19-0136](#) **18PL1085**
RIVERBEND SUBDIVISION UNIT 2 (FINAL - 10.87 ACRES)
Located east of Fred's Folly and south of Yorktown Boulevard.

Attachments: [CoverPage-RiverbendSubUnit2_1.23.19PCMTG.pdf](#)
[Resolution comments- Riverbend Sub. Unit 2- R3.pdf](#)
[Riverbend Sub Unit 2.Final.R3.pdf](#)

8. [19-0137](#) **18PL1083**
RIVERBEND SUBDIVISION (PRELIMINARY - 46.20 ACRES)
Located east of Fred's Folly Drive and south of Yorktown Boulevard.

Attachments: [CoverPage-RiverbendPrelim_1.23.19PCMTG.pdf](#)
[Resolution comments- Riverbend Sub Prelim.R4.pdf](#)
[Riverbend Prelim.Plat.R4.pdf](#)

Time Extensions

9. [19-0138](#) **18PL1043**
KENLEY ESTATES (FINAL - 13.636 ACRES)
Located east of Flour Bluff Drive between Grand Canal Drive and Glenoak Drive.

Attachments: [TimeExtension, KenleyEstates - 1.23.19PCMTg.pdf](#)
[KENLEY.PCAPPRVDPLAT_08.08.18PCMTG.pdf](#)
[Time Extension Request Letter.pdf](#)

10. [19-0139](#) **18PL1037**
HUDSON ACRES, BLOCK 2, LOT 43R (REPLAT - 0.196 ACRES)
Located north of Sedwick Road and west of Main Drive.

Attachments: [TimeExtension, HudsonAcres- 1.23.19PCMTg.pdf](#)
[Plat ext request.pdf](#)
[HUDSONACRES_PC-APPRVDPLAT_07.25.18PCMTg.pdf](#)

New Zoning

11. [19-0140](#) **Public Hearing - Rezoning Property at or near 2725 Rand Morgan Road**

Case No. 0119-04 - Tim Lange:

Ordinance rezoning property at or near 2725 Rand Morgan Road (located on the west side of of Rand Morgan Road, south of Interstate 37, and north of Morrow Drive) from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

Attachments: [Staff Report_0119-04 Tim Lange.pdf](#)
[PP_0119-04 Tim Lange.pptx](#)

VI. Public Hearing: (Items C, D & E) - Discussion and Possible Action

C. Plat Variance (Waiver)

12. [19-0141](#) **18PL1083 - WAIVER**
RIVERBEND SUBDIVISION (PRELIMINARY - 46.20 ACRES)
Located east of Fred's Folly Drive and south of Yorktown Boulevard.
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. Riverbend Prelim PC Memo 01.23.2019 PCMtg.pdf](#)
[A. PrelimPlat_20190111.pdf](#)
[Riverbend Sidewalk Waiver PC 01.23.2019.pptx](#)

D. New Zoning

13. [19-0142](#) **Public Hearing - Rezoning Property at or near 2001 Glenoak Drive**

Case No. 0119-03 - Four Baba Enterprise, LLC:

Ordinance rezoning property at or near 2001 Glenoak Drive (located on the north side of Glenoak Drive, west of Flour Bluff Drive, and north of Caribbean Drive) from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District.

Attachments: [Staff Report_0119-03 Four Baba Enterprise, LLC.pdf](#)
[PP_0119-03 Four Baba Enterprise, LLC.pptx](#)

E. Presentation

14. [19-0143](#) A Presentation by Development Services Staff on UDC Text Amendment Ideas for Exceptions to the Sidewalk Construction Requirement that would not Require a Plat Waiver Application.

Attachments: [SIDEWALK PC 1.23.2019 PRESENTATION NOTE VERSION.pptx](#)

VII. Director's Report

VIII. Items to be Scheduled

IX. Adjournment of Planning Commission Meeting

- X. Convene Airport Zoning Commission Meeting (Planning Commission)**
- A. Call to Order - Roll Call**
- B. Approval of Absences: December 12, 2018 - Commissioner Williams**
- C. Approval of Airport Zoning Commission (AZC) Minutes**
- 15. [19-0147](#) Regular AZC Minutes of December 12, 2018
Attachments: [12.12.18AZCDraftMins.pdf](#)
- D. Discussion and Possible Action Regarding the 2019 AZC Meeting Calendar**
- 16. [19-0153](#) Proposed 2019 AZC Meeting Calendar
Attachments: [2019AZCMtgSchedule.pdf](#)
- E. Presentation**
- 17. [19-0148](#) Compatible Zoning Districts
Attachments: [PP_Compatible Districts.pptx](#)
- F. Director's Report**
- G. Adjournment of AZC Meeting**