



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, February 20, 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. [19-0286](#) Regular Meeting Minutes of February 6, 2019

Attachments: [MeetingMinutes02.06.19.pdf](#)

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

A. Plats

Plat Variance (Waivers)

2. [19-0297](#) **18PL1059 (SIDEWALK WAIVER)**
YORKWALD ACRES, LOT 11 (FINAL -2.35 ACRES)
Located north of Yorktown Boulevard and east of Waldron 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. Yorkwald Acres Lot 11 PC Memo 02.20.2019.doc](#)
[2. Yorkwald Acres Sidewalk Waiver PC 02.06.2019.pptx](#)
[ADA Master Plan Sheet EE39 Appendix B- Map Book Phase 2.pdf](#)
[Project 18PL1059 Sidewalk Waiver Request Letter \(31 JAN 2019\)_01.pdf](#)
[Yorkwald Acres, Lot 11.R2.pdf](#)

3. [19-0298](#) **18PL1104 (SIDEWALK WAIVER)**
FLOUR BLUFF ESTATES UNIT 3, BLK 1, LOT 1 (FINAL - 0.344 ACRES)
Located east of East Lakeside Drive and north of South Padre Island
Drive. Request for a Plat Waiver of Sidewalk Construction Requirement in
Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [Flour Bluff Estates Sidewalk Waiver PC 02.06.2019.pptx](#)
[1. Flour Bluff Estates PC Memo 02.20.2019.doc](#)

[Waiver letter.pdf](#)

[Flour Bluff Estates, Block 1, Lot 1.R2.pdf](#)

New Plats

4. [19-0287](#) 18PL1116
CRESTMONT UNIT 11, BLK 2, LOT 1, FINAL PLAT - 3.86 ACRES
(PREVIOUSLY THE SHOPS AT DOMINION SQUARE SUBDIVISION)
Located west of Kostoryz Road and north of Masterson Drive.
Attachments: [CoverPage-CrestmontUnit11 02.20.19PCMTG.pdf](#)
[Resolutions- Crestmont Unit 11 - R3.pdf](#)
[Crestmont Unit 11, Blk 1, Lot 1.R3.pdf](#)
5. [19-0288](#) 18PL1104
FLOUR BLUFF ESTATES UNIT 3, BLK 1, LOT 1 (FINAL - 0.344 ACRES)
Located east of East Lakeside Drive and north of South Padre Island Drive.

Attachments: [CoverPage-FlourBluffEstates 02.20.19PCMTG.pdf](#)
[\(Resolution Comments\) Flour Bluff Estates Unit 3, Blk 1, Lot 1 - R2.pdf](#)
[Flour Bluff Estates, Block 1, Lot 1.R2.pdf](#)
6. [19-0289](#) 18PL1139
GRAY VILLAGE BLOCK 4, LOT 6 (FINAL REPLAT - 3.148 ACRES)
Located north of South Padre Island Drive and west of Calvin Drive.
Attachments: [CoverPage-GrayVillage 02.20.19PCMTG.pdf](#)
[Gray Village Block, Lot 6.Comment Resolution.R2.1 02-13-19.pdf](#)
[Gray Village Block 4, Lot 6.Final Replat.R2 02-11-19.pdf](#)

Time Extensions

7. [19-0292](#) 18PL1073
AZALI ESTATES UNIT 1 (FINAL - 43.190 ACRES)
Located north and east of Yorktown Boulevard and west of Cayo Del Oso.

Attachments: [TimeExtension, AzaliEstatesUnit1- 02.20.19PCMTg.pdf](#)
[18PL1073 Time Extension Request.1-28-19.pdf](#)
[AZALIESTATES_UNIT1_PCAPPRVDPLAT09.19.18PCMTG.pdf](#)
8. [19-0293](#) 0117006-NP005 (17PL1000)
ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)
Located south of Corpus Christi Bay and north of Ocean Drive.

Attachments: [ALEXA ADDITION BLOCK 1 LOT 1.APPROVED PLAT.pdf](#)
[4th Time Extension Request Letter 2-08-19.pdf](#)

[CoverPage4thExtReq- 02.20.19PCMtg.pdf](#)

[CoverPage1stExtReq-09.06.17PCMtg.pdf](#)

[CoverPage2ndExtReq- 03.21.18PCMtg.pdf](#)

[CoverPage3rdExtReq- 09.19.18PCMtg.pdf](#)

B. New Zoning

9. [19-0294](#) Public Hearing - Rezoning Property at or near 3502 County Road 7B

Case No. 0219-03 - Mostaghasi Investment Trust:

Ordinance rezoning property at or near 3502 County Road 7B (located on the east side of County Road 7B, south of Brooke Road, and north of Slough Road) from the “FR” Farm Rural District and the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District.

Attachments: [Staff Report_ 0219-03 Mostaghasi Investment Trust.pdf](#)
[PP_ 0219-03 Mostaghasi Investment Trust.pptx](#)

10. [19-0295](#) Public Hearing - Rezoning Property at or near 213 Kleberg Place

Case No. 0219-04 - SCCBH, LLC:

Ordinance rezoning property at or near 213 Kleberg Place (located on the north side of Golf Place, east of Surfside Boulevard, and west of Corpus Christi Beach (Corpus Christi Bay)) from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District.

Attachments: [Staff Report_ 0219-02 HCS 311, LLC.pdf](#)
[PP_ 0219-04 SCCBH, LLC.pptx](#)

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

D. Plats

Plat Variance (Waivers)

**12. [19-0300](#) 18PL1059 (WASTEWATER WAIVER & EXEMPTION)
YORKWALD ACRES, LOT 11 (FINAL -2.35 ACRES)**
Located north of Yorktown Boulevard and east 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.

Attachments: [1. Wastewater Waiver and Exemption PC Memo Final.docx](#)
[2. Wastewater Waiver Exemption PWRPT.pptx](#)
[Project 18PL1059 Request Letter Wastewater Waiver \(04 FEB 2019\)_01.pdf](#)

[Yorkwald Acres, Lot 11.R2.pdf](#)

13. [19-0299](#) **18PL1118 (SIDEWALK WAIVER)**
NOTTARB PLACE NO.2, BLOCK 4, LOT 19R (REPLAT - 0.93 ACRES)
Located south of Saratoga Boulevard and west of Weber 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. Nottarb PC Memo 02.20.2019.doc](#)
[Nottarb Place No. 2, Block 4, Lot 19R Sidewalk Waiver PC 02.20.2019.pptx](#)
[Waiver Request.PDF](#)
[Nottarb Place No. 2, Blk 4, Lot 19R.R2.pdf](#)

New Plats

14. [19-0291](#) 18PL1059
YORKWALD ACRES, LOT 11 (FINAL -2.35 ACRES)
Located north of Yorktown Boulevard and east of Waldron Road.

Attachments: [CoverPage-YorkwaldAcres_02.20.19PCMTG.pdf](#)
[Resolution comments- Yorkwald Acres, Lot 11.R2.pdf](#)
[Yorkwald Acres, Lot 11.R2.pdf](#)

15. [19-0290](#) 18PL1118
NOTTARB PLACE NO.2, BLOCK 4, LOT 19R (REPLAT - 0.93 ACRES)
Located south of Saratoga Boulevard and west of Weber Road.

Attachments: [CoverPage-NottarbPlaceNo.2_02.20.19PCMTG.pdf](#)
[\(Plat Review Comments\) Nottarb Place No 2 Blk 4 Lot 19R - R2.pdf](#)
[Nottarb Place No. 2, Blk 4, Lot 19R.R2.pdf](#)

E. New Zoning

16. [19-0296](#) **Public Hearing - Rezoning Property at or near 1401 North Alameda Street**

Case No. 0219-02 - HCS 311, LLC:

Ordinance rezoning property at or near 1401 North Alameda Street (located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37) from the "RM-1" Multifamily 1 District to the "IL" Light Industrial District.

Attachments: [Staff Report 0219-02 HCS 311, LLC.pdf](#)
[PP_0219-02 HCS 311, LLC.pptx](#)

VII. Director's Report

VIII. Items to be Scheduled

IX. Adjournment