



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Wednesday, March 20, 2019

5:30 PM

Council Chambers

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

**II. Opening Statement**

**III. Approval of Absences: Commissioner Hovda**

**IV. Approval of Minutes**

**1. [19-0417](#) Regular Meeting Minutes of March 6, 2019**

**Attachments:** [MeetingMinutes03.06.19.pdf](#)

**V. Consent Public Hearing (Item A & B): Discussion and Possible Action**

**A. New Plats Without Variances (Waivers)**

**2. [19-0418](#)**

18PL1130  
100 SOUTH PADRE BLOCK 1 LOT 2 & LOT 3 (PRELIMINARY - 7.0826 ACRES)  
Located south of Bear Lane between South Padre Island Drive (SH 358) and Enterprize Parkway.

**Attachments:** [CoverPage-100SouthPadre\\_03.20.19PCMTG.pdf](#)

[100 South Padre Blk 1.Resolution Comment.R2\\_2-26-19.pdf](#)

[100 South Padre Blk 1, Lt 2 & 3.Preliminary Plat.R2\\_2-26-19.pdf](#)

**3. [19-0419](#) 18PL1113  
BRENNAN ADDITION, BLOCK 4, LOT 12R (FINAL - 0.105 ACRES)  
Located west of Hwy 286 (Crosstown Expressway) and north of Lipan Street.**

**Attachments:** [CoverPage-BrennanAddition\\_03.20.19PCMTG.pdf](#)

[\(Resolution Comments\) Brennan Addition, Block 4, Lot 12A - R2.pdf](#)

[Brennan Addition, Block 4, Lot 12R.R1.PDF](#)

4. [19-0421](#) 18PL1131  
CLUB ESTATES SOUTH BLOCK 4, LOT 16R (REPLAT - 1.1486 ACRES)  
Located south of Snowgoose Road and east of Everhart Road.  
**Attachments:** [CoverPage\\_ClubEstatesSouth\\_03.20.19PCMTG.pdf](#)  
[Club Estates South.Resolution Comments.R2\\_2-26-19.pdf](#)  
[Club Estates South Block 4 Lot 16R Replat.R2\\_2-26-19.pdf](#)
5. [19-0422](#) 18PL1128  
GUTH PARKSIDE ANNEX, BLOCK 1, LOT 5 (REPLAT - 3.70 ACRES)  
Located south of Up River Road and west of Rand Morgan.  
**Attachments:** [CoverPage-GUTH\\_03.20.19PCMTG.pdf](#)  
[Guth Parkside Annex.Comment Resolution.R3\\_3-04-19.pdf](#)  
[Guth Parkside Annex.Replat.R3\\_3-1-2019.pdf](#)
6. [19-0423](#) 18PL1142  
THE ESPLANADE UNIT 1, BLOCK 1, LOTS 2A & 2B (REPLAT - 1.63 ACRES)  
Located south of Wooldridge Road and east of South Staples Street.  
  
**Attachments:** [CoverPage-TheEsplanade\\_03.20.19PCMTG.pdf](#)  
[\(Comment Resolution No 2\) The Esplanade Unit 1 Blk 1 Lots 2A 2B - R2.pdf](#)  
[The Esplanade, Block 1, Lots 2A & 2B.R2.pdf](#)
7. [19-0425](#) 19PL1003  
MILLER HIGH SCHOOL TRACT (FINAL - 27.89 ACRES)  
Located north of east of Nueces Bay Boulevard and south of Leopard Street.  
  
**Attachments:** [CoverPage-MillerHSTract\\_03.20.19PCMTG.pdf](#)  
[\(Resolution Comments\) Miller High School Tract.R1.pdf](#)  
[Miller High School Tract.R1.pdf](#)
8. [19-0430](#) 18PL1132  
BELMONT PARK ADDITION, BLOCK 3, LOT 7R2 (FINAL - 1.28 ACRES)  
Located west of Ayers Street and south of Arlington Drive.  
  
**Attachments:** [CoverPage-BelmontParkAddition\\_03.20.19PCMTG.pdf](#)  
[Belmont Park Add.- Resolution Comments.R2.pdf](#)  
[Belmont Park Addition, Blk 3, Lot 7R2.R1.pdf](#)

9. [19-0431](#) 18PL1140  
HUNTINGTON PARK UNIT 2, BLOCK 1, LOTS 12 & 13 (FINAL - 10.56 ACRES)  
Located south of Saratoga Boulevard and west of South Staples Street.

**Attachments:** [CoverPage-Huntington 03.20.19PCMTG.pdf](#)  
[Resolution comments- Huntington Park Unit 2.R1.pdf](#)  
[Huntington Park Unit 2, Blk 1, Lots 12&13.R1.pdf](#)

**Time Extension**

10. [19-0424](#) 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:** [TimeExtension, ParkSpringsIHS- 03.20.19PCMTg.pdf](#)  
[Plat ext request.pdf](#)  
[PARK SPRINGS IHS BLOCK 1, LOTS 1-3.APPROVED PLAT.pdf](#)

**B. Comprehensive Plan**

11. [19-0146](#) Urban Transportation Plan Amendments for the London Area - Between the Oso Creek and FM 43 and between SH 286 and FM 763

**Attachments:** [London Transp Plan Agenda Memo\\_PC.pdf](#)  
[Presentation London\\_PC.pptx](#)  
[Exhibit\\_London Transportation Plan Amendment.pdf](#)

**VI. Public Hearing (Items C & D): Discussion and Possible Action**

**C. New Plat with Variance (Waiver)**

12. [19-0427](#) **18PL1096 - SIDEWALK WAIVER**  
CABANISS INDUSTRIAL PARK, BLOCK 4, LOT 1R (REPLAT - 4.24 ACRES)  
Located east of Cactus Road and north of Cabaniss Parkway.  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**Attachments:** [1. Cabaniss Industrial Sidewalk PC Memo 03.20.2019 PCMTg.pdf](#)  
[Cabaniss Industrial Sidewalk Waiver PC 03-20-19.pptx](#)  
[Cabaniss Industrial.Sidewalk waiver Request.2-11-19.pdf](#)

13.     [19-0420](#)     18PL1096  
                  CABANISS INDUSTRIAL PARK, BLOCK 4, LOT 1R (REPLAT - 4.24  
                  ACRES)  
                  Located east of Cactus Road and north of Cabaniss Parkway.  
                  **Attachments:** [CoverPage-CabanissIndPark\\_03.20.19PCMTG.pdf](#)  
                                  [Cabaniss Industiral Park Block 4, Lot 1R.Comment Resolution.R3\\_2-26-19.pdf](#)  
                                  [Cabaniss Industrial Park Block 4, Lot 1R.R3\\_3-05-19.pdf](#)

D.     **New Zoning**

14.     [19-0428](#)     **Public Hearing - Rezoning Property at or near 2110 Laguna Shores  
                  Road**  
  
                  **Case No. 0319-02 - B&A Terra Firma Development, LLC:**  
                  Ordinance rezoning property at or near 2110 Laguna Shores Road  
                  (located on the west side of Laguna Shores Road, north of Hustlin Hornet  
                  Drive, and south of Lola Johnson Road), and south of South Padre Island  
                  Drive (State Highway 368)) from the “RE” Residential Estate District to the  
                  “RM-2” Multifamily 2 District.  
  
                  **Attachments:** [Staff Report\\_0319-02 B&A Terra Firma Development, LLC.pdf](#)  
                                  [PP\\_0319-02 B&A Terra Firma Development, LLC.pptx](#)

VII.   **Briefing/Update**

15.     [19-0429](#)     Southside and London Area Development Plan Updates  
  
                  **Attachments:** [Agenda Memo- Southside and London ADPs Briefing.pdf](#)  
                                  [2019-03-20 Presentation - Southside and London ADPs.pptx](#)  
                                  [Community Think Tank Flyer.pdf](#)

VIII.   **Director's Report**

IX.     **Items to be Scheduled**

X.      **Adjournment**