



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, April 3, 2019

5:30 PM

Council Chambers

I. Call to Order - Roll Call

II. Opening Statement

III. Approval of Absences: Commissioner Zarghouni

IV. Approval of Minutes

1. [19-0460](#) Regular Meeting Minutes of March 20, 2019

Attachments: [03.20.19PCMtgMinutes.pdf](#)

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

A. Plat with Variance (Waiver)

2. [19-0364](#) **17PL1059 - HALF STREET REQUEST & RECONSIDERATION OF PLAT**

THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)

Located south of the South of Oso Parkway and east of King Ranch Drive.

A Request for Approval of Half-Street, in Article 8 of the Unified Development Code (UDC).

Attachments: [CoverPage TheCovesatLagoVistaUnit3C-04.03.19PCMTG.pdf](#)

[Staff PC Memo 4.3.2019 V.3.pdf](#)

[The Coves at Lago Vista Unit 3C.Comment Resolution.R2.pdf](#)

[FINAL PLAT PC APPROVED THE COVES AT LAGO VISTA UNIT 3C.pdf](#)

[REVISED FINAL PLAT 2019 03 28.pdf](#)

[REVISED HALF STREET SECTION.pdf](#)

3. [19-0365](#) **17PL1059 - WASTEWATER FEE EXEMPTION**

THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)

Located south of the South of Oso Parkway and east of King Ranch Drive.

A request for an exemption from the Wasterwater Lot/Acreage fees in the accordance

with Section 8.5.2.G of the UDC.

Attachments: [1. Wastewater Exemption Staff Memo.pdf](#)

[A. REVISED FINAL PLAT 2019 03 28.pdf](#)

[B. FINAL PLAT PC APPROVED THE COVES AT LAGO VISTA UNIT 3C.pdf](#)

[C. WW Exemption Request Letter.pdf](#)

[D. 2017 Waiver Staff Memo 2017 08 09.pdf](#)

[Wastewater Fee Exemption.pptx](#)

B. New Plats Without Variances (Waivers)

4. [19-0466](#) **19PL1007**
STARLIGHT ESTATES UNIT 4 (FINAL - 10.95 ACRES)
Located east of Fred's Folly Drive and south of Yorktown Boulevard.
- Attachments:* [CoverPage-StarlightEstates_04.03.19PCMTG.pdf](#)
[Starlight Estates-Resolution comments.R2.1.pdf](#)
[Starlight Estates Unit 4.R2.pdf](#)
5. [19-0467](#) **18PL1102**
THE LAKES AT NORTHWEST UNIT 2 (FINAL - 22.23 ACRES)
Located west of FM 1889 and south of Northwest Boulevard (FM 624).
- Attachments:* [CoverPage-TheLakesNorthwest_04.03.19PCMTG.pdf](#)
[\(Resolution Comments\) The Lakes Northwest Unit 2.R2.1.pdf](#)
[The Lakes Northwest Unit 2- Final Plat.pdf](#)
6. [19-0426](#) **19PL1021**
TULOSO RESERVE UNIT 1 (FINAL - 13.791 ACRES)
Located east of Rand Morgan Road and north of McNorton Road.
- Attachments:* [CoverPage-TulosoReserveUnit1_04.03.19PCMTG.pdf](#)
[Resolution Comments-Tuloso Reserve.R1.pdf](#)
[Tuloso Reserve Unit 1.R1.pdf](#)
7. [19-0461](#) **19PL1000**
DEL MAR, BLOCK 3, LOT 7AR (FINAL REPLAT - .51 ACRES)
Located north of Louisiana Avenue and east of Santa Fe Street.
- Attachments:* [CoverPage-DelMar_04.03.19PCMTG.pdf](#)
[\(Resolution Comments\) Del Mar, Block 3, Lot 7A.R1.pdf](#)
[Del Mar, Block 3, Lot 7A.R1.pdf](#)

8. [19-0464](#) **18PL1135**
 DEL MAR COLLEGE WEST (FINAL - 85.34 ACRES)
 Located north of Old Brownsville Road and west of Airport Road.
- Attachments: [CoverPage-DelMarCollegW 04.03.19PCMTG.pdf](#)
 [Del Mar College West.Resolution Comments.R3 3-06-19.pdf](#)
 [Del Mar College West Campus.Final.R3 3-06-19.pdf](#)
9. [19-0462](#) **18PL1127**
 SAN CRISTOBAL ESTATES AT TERRA MAR UNIT 4 (FINAL - 3.182 ACRES)
 Located north of north Oso Parkway and west of Luz De Luna Street.
- Attachments: [CoverPage-SanCristobal 04.03.19PCMTG.pdf](#)
 [San Cristobal Estates Unit 4.Resolution Comment.R3 2-26-19.pdf](#)
 [San Cristobal Estates at Terra Mar-Unit 4.Final.R3 2-26-19.pdf](#)
10. [19-0465](#) **19PL1008**
 HYDE PARK ADDITION, BLOCK 4, LOT 5R (REPLAT - 0.36 ACRES)
 Located south of Doddridge Street and east of Santa Fe Street.
- Attachments: [CoverPage-HydeyPark 04.03.19PCMTG.pdf](#)
 [Resolution Comments- Hyde Park Addition.R1.pdf](#)
 [Hyde Park Addition, Blk 4, Lot 5R.R1.pdf](#)
- Time Extensions**
11. [19-0468](#) **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- 04.03.19PCMTg.pdf](#)
 [3rd Time Extension Request Letter.3-15-19.pdf](#)
 [THE VILLAS PUD.APPROVED PLAT.pdf](#)
12. [19-0469](#) **18PL1060**
 BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6 (FINAL - 8.48 ACRES)
 Located north of South Padre Island Drive between Crosstown Expressway and Ayers Street.
- Attachments: [TimeExtReq-Behmann- 04.03.19PCMTg.pdf](#)
 [Plat Extension request.pdf](#)
 [BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6.APPROVED PLAT.pdf](#)

VI. Public Hearing: (Item C) - Discussion and Possible Action**C. Tabled Zoning**

13. [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. Director's Report**VIII. Items to be Scheduled****IX. Adjournment of Planning Commission Meeting****X. Convene Airport Zoning Commission Meeting****A. Call to Order - Roll Call****B. Approval of Absences: Commissioner Williams****C. Approval of Minutes**

14. [19-0463](#) Regular AZC Minutes of January 23, 2019

Attachments: [01.23.19AZCMins.pdf](#)

D. Presentation

15. [19-0148](#) Compatible Zoning Districts

Attachments: [PP_Compatible Districts.pptx](#)

E. Director's Report**F. Adjournment of Airport Zoning Commission Meeting**

