



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, May 1, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Opening Statement

III. Approval of Absences: Commissioner Baugh and Chairman Villarreal

IV. Approval of Minutes

1. [19-0625](#) Regular Meeting Minutes of April 17, 2019

Attachments: [MeetingMinutes04.17.19.pdf](#)

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

A. New Plat with Variance (Waiver)

2. [19-0628](#) **19PL1014 - SIDEWALK**
FLOUR HEIGHTS, BLOCK 1, LOT 20 (FINAL REPLAT - 0.7466 ACRES)
Located east of Flour Bluff Drive and north of Purdue 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. Flour Heights Sidewalk Waiver PC Memo 05.01.2019.doc](#)

[2. Flour Heights Sidewalk Waiver PC 05.01.2019.pptx](#)

[Flour Heights Waiver Request 3-11-19.pdf](#)

3. [19-0615](#) 19PL1014
FLOUR HEIGHTS, BLOCK 1, LOT 20 (FINAL REPLAT - 0.7466 ACRES)
Located east of Flour Bluff Drive and north of Purdue Road.

Attachments: [CoverPage-FlourHeights 05.01.19PCMTG.pdf](#)

[Flour Heights, Blk 1, Lt 20.R2 3-27-19.pdf](#)

[Flour Heights Comment Resolution.R2 3-27-19.pdf](#)

B. New Plats

4. [19-0620](#) **18PL1141 - CONDITIONAL**
DEL MAR SOUTH CAMPUS (PRELIMINARY - 93.62 ACRES)
Located north of Yorktown Boulevard and west of Rodd Field Road.

Attachments: [CoverPage_DelMarPRELIM-CONDITIONAL-05.01.19PCMTG.pdf](#)
[Resolution Comments- Del Mar South Campus - Prelim.R2.pdf](#)
[Del Mar South Campus-Preliminary Plat.R2.pdf](#)
5. [19-0622](#) **18PL1031 - CONDITIONAL**
RANCHO VISTA (PRELIMINARY - 222.00 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.

Attachments: [CoverPage_RanchoVista17-05.01.19PCMTG.pdf](#)
[\(Plat Review Comments\) Rancho Vista.R2.2.pdf](#)
[Revised preliminary plat for rancho vista 17.pdf](#)
6. [19-0623](#) **19PL1013 - CONDITIONAL**
THE PRESERVE AT MUSTANG ISLAND UNIT 2 (PRELIMINARY - 115.87 ACRES)
Located east of State Highway 361 and north of Zahn Road.

Attachments: [CoverPage_PreserveMustangPRELIM-05.01.19PCMTG.pdf](#)
[Preliminary_Preserve.Resolution.R2.2_4-18-19.pdf](#)
[Preliminary Plat The Preserve.R2_4-18-19.pdf](#)
7. [19-0616](#) 18PL1129
SARATOGA DOWNS UNIT 3 (FINAL - 20.437 ACRES)
Located east of Greenwood Drive and east end of Kentucky Derby Drive.

Attachments: [CoverPage-SaratogaDownsUnit3_05.01.19PCMTG.pdf](#)
[Saratoga Downs Unit 3 Comment Resolution.R2.2_3-19-19.pdf](#)
[PLAT EXHIBIT 2019 01 14 Saratoga Downs Unit 3 Construction Plans Submitte](#)
[Saratoga Downs Unit 3.R2.2_4-17-19.pdf](#)
8. [19-0618](#) 19PL1027
WILLOWOOD UNIT 9 (FINAL - 7.71 ACRES)
Located south of Sapamco Creek Drive and east of Devil's Creek Drive.

Attachments: [CoverPage-WillowoodUnit9_05.01.19PCMTG.pdf](#)
[Willowood Unit 9 Final.Resolution Comments.R1.1_3-21-19.pdf](#)
[Willowood Unit 9 Final.R1_3-21-19.pdf](#)

9. [19-0624](#) 18PL1136
PADRE ISLAND NUMBER 1, BLOCK 13, LOT 1R (REPLAT - 4.907 ACRES)
South of Las Tunas between Palmira Avenue and South Padre Island Drive (Park Road 22).

Attachments: [CoverPage-PadreIslandNo.1 05.01.19PCMTG.pdf](#)
[Padre Island Number 1.Comment Resolution.R2.1 4-12-19.pdf](#)
[Padre Island Number 1, Block 13, Lt 1R.Replat.R2 4-12-19.pdf](#)

10. [19-0617](#) 19PL1011
VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)
Located south of IH 37 and west of Violet Road.

Attachments: [CoverPage-VioletRoadRV 05.01.19PCMTG.pdf](#)
[Resolution Comments- Violet Road Resort.R1.1.pdf](#)
[Violet Road Resort RV.R1.pdf](#)

Time Extension

11. [19-0619](#) 18PL1071
MEADOW PARK ADDITION, BLOCK 22, Lot 5R (FINAL REPLAT - 0.172 ACRES)
Located west of Mohawk Street and south of Chippewa Street.

Attachments: [TimeExtReq-MeadowParkAddition- 05.1.19PCMTg.pdf](#)
[Meadow Park Add- Plat Extension request.pdf](#)
[MEADOWPARKADDITION,BLK22,LOT5R PCAPPRVDPLAT10.03.18.pdf](#)

C. New Zoning

12. [19-0627](#) **Public Hearing - Rezoning Property at or near 3802 Callicoate Road**

Case No. 0519-01 - Luxury Spec Homes

Ordinance rezoning property at or near 3802 Callicoate Road (located on the east side of Callicoate Road, south of Leopard Street, and north of the City Limits) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Attachments: [Staff Report 0519-01 Luxury Spec Homes.pdf](#)
[PP_0519-01 Luxury Spec Homes.pptx](#)

13. [19-0626](#) **Public Hearing - Rezoning Property at or near 3030 McKinzie**

Case No. 0519-02 - Rick's Homes, LLC

Ordinance rezoning property at or near 3030 McKinzie (located on the east side of McKinzie Road, south of Interstate 37, and north of Leopard Street) from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District (Tract 1) and "RS-4.5" Single-Family 4.5 District (Tract 2).

Attachments: [Staff Report 0519-02 Rick's Homes, LLC.pdf](#)
[PP_0519-02 Rick's Homes, LLC.pptx](#)

VI. **Public Hearing: (Item D) - Discussion and Possible Action**

14. [19-0629](#) **19PL1028 - SIDEWALK**
DEL MAR SOUTH CAMPUS, BLOCK 1, LOT 1 (FINAL - 51.12 ACRES)
Located west of Rodd Field Road and north of Yorktown Boulevard.
Request for a Plat Waiver of Sidewalk Construction Requirement in
Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [1. Del Mar South Sidewalk PC Memo 05.01.2019 PCMTg.doc](#)
[2. Del Mar South Sidewalk Waiver PC 05-01-19.pptx](#)
[Scanned Waiver request.pdf](#)

15. [19-0621](#) **19PL1028 - CONDITIONAL**
DEL MAR SOUTH CAMPUS, BLOCK 1, LOT 1 (FINAL - 51.12 ACRES)
Located west of Rodd Field Road and north of Yorktown Boulevard.

Attachments: [CoverPage_DelMarUnit1-CONDITIONAL-05.01.19PCMTG.pdf](#)
[Resolution Comments to Del Mar South Campus.R1.1.pdf](#)
[Del Mar College South Campus-Final.R1.1.pdf](#)

VII. **Director's Report**

VIII. **Items to be Scheduled**

IX. **Adjournment**