



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, May 15, 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. [19-0695](#) Regular Meeting Minutes of May 1, 2019

Attachments: [MeetingMinutes05.01.19.pdf](#)

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

A. New Plat with Variance (Waiver)

2. [19-0705](#) 19PL1038 - WASTEWATER PLAT WAIVER & LOT/ACREAGE FEE EXEMPTION

YBARRA TERRACE, LOT 1(FINAL - 9.04 ACRES)

Located west of Yorktown Boulevard and north of Weber 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 Rev1.pdf](#)
[Wastewater Waiver_ Exemption REV 2 PWRPT.pptx](#)
[Exhibit A Ybarra Terrace Lot 1 Final Plat.pdf](#)
[Exhibit B Waiver and Wastewater Lot Acreage Fee Exemption Letter Request.p](#)

**3. [19-0704](#) 19PL1038
YBARRA TERRACE, LOT 1 (FINAL - 9.04 ACRES)
Located west of Yorktown Boulevard and north of Weber Road.**

Attachments: [CoverPage-YbarraTerrace_05.15.19PCMTG.pdf](#)
[Ybarra Terrace, Lot 1-CommentResolution.R1.pdf](#)
[Ybarra Terrace, Lot 1.R1.pdf](#)

B. New Plats

4. [19-0702](#) **19PL1033 - HALF STREET REQUEST & CONDITIONAL**
RANCHO VISTA SUBDIVISION UNIT 17 (FINAL - 12.15 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.
A Request for Approval of Half-Street, in Article 8 of the Unified Development Code (UDC).
Attachments: [CoverPage_RanchoVista17CONDITIONAL-05.15.19PCMTG.pdf](#)
[Rancho Vista Subdivision Unit 17 Resolution Comments R1.1.pdf](#)
[Rancho Vista Unit 17.pdf](#)
5. [19-0719](#) **19PL1012 - CONDITIONAL**
LONDON TOWNE SUBDIVISION, UNIT 1 OCL (FINAL - 23.02 22.91 ACRES)
Located outside City Limits north of F.M. 43 and east and west of C.R. 33.
Attachments: [CoverPage_LondonTowne-CONDTNL-05.15.19PCMTG.pdf](#)
[London Towne.Resolution Comments.Final.R2_5-03-19.pdf](#)
[London Towne.Final.R2_5-03-19.pdf](#)
6. [19-0701](#) **19PL1047**
100 SOUTH PADRE, BLK 1, LOT 2 (FINAL - 2.068 ACRES)
Located west of Enterprise Parkway and south of Bear Lane.

Attachments: [CoverPage-100SouthPadre_05.15.19PCMTG.pdf](#)
[Plat Review Comments-100 South Padre Final.R1_5-03-19.pdf](#)
[100 South Padre Blk 1, Lt 2.Final.R1_5-03-19.pdf](#)
7. [19-0703](#) **19PL1004**
THE PRESERVE AT MUSTANG ISLAND UNIT 2 (FINAL - 27.74 ACRES)
Locatd east of SH 361 and north of Zahn Road.

Attachments: [CoverPage-PreserveMustangUnit2_05.15.19PCMTG.pdf](#)
[The Preserve Unit 2.Resolution Comments.R2.1_5-07-19.pdf](#)
[The Preserve.Final.R2.1_5-07-19.pdf](#)

Time Extensions

8. [19-0696](#) 18PL1092
BESSAR PARK LOTS 17 & 18 (REPLAT - 0.80 ACRE)
Located north Melrose Street and east of Santa Fe Street.

Attachments: [TimeExtReq-BessarPark-05.15.19PCMTg.pdf](#)
[Extension Request Letter_Bessar Park Blk 6, Lts 17 & 18.pdf](#)

[BESSARPARK PCAPPRVDPLAT 10.31.18.pdf](#)

9. [19-0697](#) 18PL1126
THE VILLAGE AT TIMBERGATE UNIT 1, BLOCK 1, LOT 3 (FINAL - 12.73 ACRES)
Located south of Timbergate Drive and east of South Staples Street (FM 2444).

Attachments: [TimeExtReq-MeadowParkAddition- 05.1.19PCMTg.pdf](#)
[Time Extension Request Letter.pdf](#)
[THEVILLAGEATTIMBERGATEUNIT1_PCAPPRVDPLAT.pdf](#)

10. [19-0698](#) 18PL1090
WOOD ESTATES UNIT 4, BLOCK 50, LOT 10R (REPLAT - 0.58 ACRES)
Located north of Northwest Boulevard (FM 624) and west of Woodriver Drive.

Attachments: [TimeExtReq-WoodEstates- 05.15.19PCMTg.pdf](#)
[ExtReqLetter.pdf](#)
[WOODESTATES_PCAPPRVDPLAT 10.31.18.pdf](#)

11. [19-0711](#) 18PL1054
BERRY PATCH UNIT 1, LOT 1 (FINAL - 2.41 ACRES)
Located north of Up River Road and west of Hart Road.

Attachments: [TimeExtReq-BerryPatch- 05.15.19PCMTg.pdf](#)
[Plat extension request.pdf](#)
[BerryPatchUnit1,Lot1-PCApprvdPlat.pdf](#)

C. Text Amendment

12. [19-0470](#) Ordinance Amending the UDC Regarding Sidewalks

Attachments: [PC Agenda Memo 2019.05.15 Sidewalk UDC Amendment PC.pdf](#)
[UDC SIDEWALK AMENDMENT 2019 05 07 V.2.pdf](#)

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

D. Plat

13. [19-0364](#) 17PL1059 - HALF STREET REQUEST & RECONSIDERATION OF PLAT
THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)
Located west of the Oso Creek and south of Staples Street (FM 2444).
A Request for Approval of Half-Street, in Article 8 of the Unified Development Code (UDC).

Attachments: [CoverPage_TheCovesatLagoVistaUnit3C-05.15.19PCMTG.pdf](#)
[FINAL PLAT PC APPROVED THE COVES AT LAGO VISTA UNIT 3C.pdf](#)
[The Coves at Lago Vista Unit 3C.Comment Resolution.R2.pdf](#)
[The Coves at Lago Vista Unit 3C REVISED 2019 05 10.pdf](#)
[S Oso Pkwy Plan Half Street Plan REVISED 2019 05 07.pdf](#)
[S Oso Pkwy Half Steet Section REVISED 2019 05 02.pdf](#)
[aerial overlay.pdf](#)

E. New Zoning

14. [19-0706](#) **Public Hearing - Rezoning Property at or near 2502 and 2506 Johanna Street**

Case No. 0519-04 - Blairtown Energy Center, LLC

Ordinance rezoning property at or near 2502 and 2506 Johanna Street (located on the north side of Johanna Street, east of Ayers Street, and west of Richter Street) from the “ON” Neighborhood Office District to the “CG-2” General Commercial District.

Attachments: [Staff Report_0519-04 Blairtown Energy Center, LLC.pdf](#)
[PP_0519-04 Blairtown Energy Center, LLC.pptx](#)

15. [19-0707](#) **Public Hearing - Rezoning Property at or near 509 South Carancahua Street**

Case No. 0319-04 - Advanced Housing Alternatives Corporation

Ordinance rezoning property at or near 509 Carancahua Street (located on the west side of South Carancahua Street, north of Park Avenue, and south of Agnes Street) from the ON” Neighborhood Office District and the “RM-1” Multifamily 1 District to the “CR-2” Resort Commercial District.

Attachments: [Staff Report_0319-04 Advanced Housing Alternatives Corporation.pdf](#)
[PP_0319-04 Advanced Housing Alternatives Corporation.pptx](#)

VII. Presentation

16. [19-0013](#) **Unified Development Code Evaluation Briefing**

Attachments: [UDC Evaluation 05.15.19 Planning Commission Presentation.pdf](#)
[Agenda Memo_UDC Evaluation Report.pdf](#)
[CC Eval 05.07.19.pdf](#)

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment