



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 4, 2019

5:30 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. Approval of Absences: None
- IV. Public Comment: The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to 3 minutes.
- V. Approval of Minutes
 1. [19-1257](#) Regular Meeting Minutes of August 21, 2019
Attachments: [MeetingMinutesAug21,2019.pdf](#)
- VI. Consent Public Hearing: (Items A, B & C) - Discussion and Possible Action
 - A. New Plats
 2. [19-1244](#) **19PL1062**
COUNTRY CLUB ESTATES UNIT 18, BLK 1, LOTS 2A & 2B (REPLAT - 5.00 ACRES)
Located south of Saratoga Boulevard and east of Long Meadow Drive.

Attachments: [CoverPage-CountryClubEstates 09.04.19PCMTG.pdf](#)
[Country Unit 18.Comment Resolution.R2.1 8-20-19.pdf](#)
[Country Club Estates Unit 18.Replat.R2.1 8-20-19.pdf](#)

3. [19-1245](#) **19PL1078**
 STEELE'S ADDITION, BLOCK 11, LOT 33R (REPLAT - 0.14 ACRES)
 Located south of Agnes Street and west of Port Avenue.

Attachments: [CoverPage-SteelesAddition_09.04.19PCMTG.pdf](#)
 [Steele's Addition- Resolution Comments- R2.pdf](#)
 [Steele's Addition, Blk 11, Lot 33R.R1.pdf](#)

B. Appeal of an Expired Plat/Time Extension

4. [19-1248](#) **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-EXTAPPEAL_NottarbPlaceNo.2_02.20.19PCMTG.pdf](#)
 [Appeal letter1.PDF](#)
 [Nottarb Place No. 2- Plat ext fee.pdf](#)
 [NOTTARBPLACE_NO.2,BLK4,LOT19R_PCAPPRVDPLAT.pdf](#)

C. New Zoning

5. [19-1250](#) **Public Hearing - Rezoning Property at or near 6800 Sandra Lane**

Case No. 0819-04 - Mirabal Development Group, LC:

Ordinance rezoning property at or near 6800 Sandra Lane (located south of Sandra Lane, east of Airline Road and north of State Highway TX-357 (Saratoga Boulevard) from the "RS-6" Single-Family Residential District to the "RM-1" Multifamily Residential District.

Attachments: [PC Report_0819-04 Mirabal Development Group, LC.pdf](#)
 [PP_0819-04 Mirabal Development Group, LC.pptx](#)

VII. Public Hearing: (Items D, E & F) - Discussion and Possible Action

D. Plat with Variance (Waiver)

6. [19-1243](#) **19PL1026 - SIDEWALK WAIVER**
 CALLICOATTE ESTATES UNIT 5 (PRELIMINARY - 24.62 ACRES)
 Located south of Leopard Street and east of Callicoate 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. Sidewalk Waiver Callicoatte Unit 5 PC Memo 09.04.2019 PCMTg.pdf](#)
 [PowerPoint Plat Waiver Sidewalk \(Callicoatte Estates Unit 5\) 9.4.2019 PCMTg.p](#)

[Calicoatte Est #5 - sidewalk const waiver request.pdf](#)

E. Planned Unit Development

7. [19-1249](#) Public Hearing - Rezoning Property at or near 6810 Bison Drive

Case No. 0819-01 - MPM Development, LP:

Ordinance rezoning property at or near 6810 Bison Drive (located southwest of Bill Witt City Park to the Northeast, and Northeast of Bison Drive) from the "RS-4.5" Single-Family Residential to the "RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay.

Attachments: [Staff Report with Attachments.pdf](#)
[PP_0719-07 MPM Development, LP.pptx](#)

**8. [19-1246](#) 19PL1076 - CONDITIONAL
CROSSWINDS ESTATE UNIT 2 (FINAL 5.77 ACRES)
Located south of Yorktown Boulevard and east of Cimarron Boulevard.**

Attachments: [CoverPage-CrosswindEstatesUnit2 09.04.19PCMTG.pdf](#)
[Crosswind Estates Unit 2- Resolution Comments.R1.pdf](#)
[Crosswinds Estates Unit 2.R1.pdf](#)

F. Unified Development Code Text Amendment

9. [19-1251](#) Landmark Certificate of Appropriateness

Attachments: [PC Agenda Memo - UDC Text Amendments - State Mandated.pdf](#)
[Presentation - UDC Amendment-CofA.pptx](#)
[Ordinance - UDC AmendmentCofA.pdf](#)

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment