City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, September 18, 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:Commissioner Zarghouni

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. 19-1320 Regular Meeting Minutes of September 4, 2019

Attachments: MeetingMinutesSep04.2019.pdf

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

A. Plats

New Plats

2. 19-1321 **19PL1075**
BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT - 0.34 ACRES)
Located south Craig Street and east Seventh Street.

Attachments: CoverPage-Bayview_09.18.19PCMTG.pdf
Bay View Addition.Resolution Comments.R2_8-29-19.pdf
Bay View Addition.Final Replat.R2_8-29-19.pdf

3. 19-1322 **19PL1092**

WILLOWOOD UNIT 7, BLOCK 7, LOT 9R (REPLAT - 0.138 ACRES)

Located west of Violet Road and north of Willowood Creek Drive.

Attachments: CoverPage-Willowood 09.18.19PCMTG.pdf
Willowood Unit 7, Blk 7, Lot 9R- Review Comments.R1.pdf
Willowood Unit 7, Block 7, Lot 9R Plat revised 9-12-2019.pdf

Time Extensions

4. 19-1323 **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: TimeExtenstion, ParkSpringsIHS- 09.18.19PCMtg.pdf
ExtReqLttr - Park Springs IHS, Blk 1, Lots 1thru3.pdf
TimeExtenstion, ParkSpringsIHS- 03.20.19PCMtg.pdf
PARK SPRINGS IHS BLK 1, LOTS 1-3.PCAPPRVD PLAT.pdf

5. 19-1324 **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- 09.18.19PCMtg.pdf
Time Extension Request - The Villas PUD (Plat).pdf
TimeExtReq-TheVillasPUD- 04.03.19PCMtg.pdf
THE VILLAS PUD.APPROVED PLAT.pdf

6. 19-1325 **18PL1073**

AZALI ESTATES UNIT 1 (FINAL - 43.190 ACRES)

Located east of Yorktown Boulevard and west of Cayo Del Oso.

Attachments: TimeExtenstion, AzaliEstatesUnit1- 09.18.19PCMtg.pdf
ExtReqLttr.pdf
TimeExtenstion, AzaliEstatesUnit1- 02.20.19PCMtg.pdf
AZALIESTATES_UNIT1_PCAPPRVDPLAT09.19.18PCMTG.pdf

7. 19-1326 **18PL1122**

BASS SUBDIVISION, BLK 7, LOTS 2R-1 AND 2R-2 (REPLAT - 0.50 ACRES)

Located east of Airline Road and north of Saratoga Boulevard.

Attachments: TimeExtenstion, BassSub- 09.18.19PCMtg.pdf
BASS_SUBDIVISION,BLK7,LOTS2R-1&2R-2_PCAPPRVDPLAT_20190312_0(
ExtReqLttr.pdf
18PL1122_ActionLttr03.06.19PCMtg.pdf

8. 19-1327 **18PL1123**
PADRE HARBOR UNIT 2 (FINAL - 25.24 ACRES)
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

Attachments: TimeExtenstion, PadreHarbor2- 09.18.19PCMtg.pdf
ExtrReqLttr.pdf
PADREHARBORUNIT2_PCAPPRVDPLAT_20190312_0001.pdf

9. 19-1328 **18PL1124**
PADRE HARBOR UNIT 3 (FINAL - 60.9 ACRES)
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

Attachments: TimeExtenstion, PadreHarbor3- 09.18.19PCMtg.pdf
ExtReqLttr.pdf
PADREHARBORUNIT3_PCAPPRVDPLAT_20190312_0001.pdf

10. 19-1329 **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: TimeExtenstion, TheEsplanade- 09.18.19PCMtg.pdf
ExtReqLttr.pdf
THE_ESPLANADEUNIT1_PC-APPRVDPLAT.pdf

B. New Plat With a Variance (Waiver)

11. 19-1330 **19PL1035 - SIDEWALK WAIVER**
MARTIN PLAZA, BLOCK 1, LOTS 1A & 1B (REPLAT - 2.77 ACRES)
Located west of CR 69 (Hazel Bazemore) and south of FM 624 (Northwest Boulevard).
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: Martin Plaza Sidewalk Waiver Memo.pdf

Martin Plaza Sidewalk Waiver Presentation.pptx

Sidewalk waiver request.7-29-19.PDF

12. 19-1331 **19PL1035**

MARTIN PLAZA, BLOCK 1, LOTS 1A & 1B (REPLAT - 2.77 ACRES)

Located west of CR 69 (Hazel Bazemore) and south of FM 624 (Northwest Boulevard).

Attachments: CoverPage-MartinPlaza_09.18.19PCMTG.pdf

Martin Plaza Blk 1 Lot 1A1B-Resolution Comments.R3.pdf

Martin Plaza, Blk 1, Lot 1B & 1C.R3.pdf

C. New Zoning

13. 19-1332 **Public Hearing - Rezoning Property at or near 3837 Herring Drive**

Case No. 0819-05 - Tammy Johnson (Brizo Construction):

Ordinance rezoning property at or near 3837 Herring Drive (located along the east side of Herring Drive, south of Yorktown Boulevard, and west of Laguna Shores Road) from the “RMH” Manufactured Home District to the “RS-6” Single-Family 6 District.

Attachments: PC Report_0819-05 Tammy Johnson (Brizo Construction).pdf

PP_0819-05 Tammy Johnson (Brizo Construction).pptx

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

D. Tabled Planned Unit Development

14. 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

15. 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

E. Planned Unit Developments

16. 19-1333 **Public Hearing - An Amendment to an Existing PUD at or near 14836 Granada Drive**

Case No. 0117-01 (0819-03) - SuperElite, LLC:
An amendment to an existing "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development at or near 14836 Granada Drive (located along the north side of Granada Drive and west of Leeward Drive).

Attachments: PC Report_0819-03 (0117-01) SuperElite, LLC with Exhibits.pdf
PP_0819-03 (0117-01) SuperElite, LLC.pptx

17. 19-1334 **Public Hearing - Rezoning Property at or near the 1000 Block of Sixth Street**

Case No. 0819-02 - Fish Pond Development, LLC:
Ordinance rezoning property at or near the 1000 Block of Sixth Street (located north of Buford Avenue, south of Hancock Avenue, east of Seventh Street, and west of Fifth Street) from the "RM-3" Multifamily 3 District and "ON" Neighborhood Office District to the "RM-3/PUD" Multifamily 3 District with a Planned Unit Development.

Attachments: PC Report_0819-02 Fish Pond Development, LLC with Exhibits.pdf
PP_0819-02 Fish Pond Development, LLC.pptx

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment