City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, October 2, 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. PUBLIC COMMENT: The members of the public are invited to speak on any agenda item and/or any other items that pertain to the Planning Commission. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Planning Commission is considering the item. Citizen comments are limited to three minutes.

IV. Approval of Absences: Commissioner Schroeder

V. Approval of Minutes

1. 19-1356 Regular Meeting Minutes of September 18, 2019

Attachments: MeetingMinutes18-Sep-2019.pdf

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

A. Plats

New Plats

2. 19-1358 **19PL1081 - CONDITIONAL**
W.R. GRIFFIN BLUEBONNET, LOT 1C (FINAL - 0.26 ACRES)
Located south of Up River Road and east of McGee Lane.

Attachments: CoverPageCONDTNL-WRGriffinBB_10.02.19PCMTG.pdf
W R Griffin Bluebonnet Sub- Resolution Comments- R1.pdf
W R Griffin Bluebonnet Subdivision, Lot 1C.R1.pdf

3. 19-1357 19PL1063
CALALLEN SOUTH UNIT 1 (FINAL - 23.145 ACRES)
Located east of I.H. 69/US Hwy 77 and north of CR 48.

Attachments: CoverPage-CalallenSouth_10.02.19PCMTG.pdf
Calallen South- Resolution Comments.R3.pdf
Calallen South Unit 1 Final.R3.pdf

4. 19-1362 19PL1095
LA CONCHA ESTATES UNIT 3, BLOCK 4, LOTS 1A AND 1B (REPLAT - 0.425 ACRES)
Located east of State Highway 361 and west of La Concha Boulevard.

Attachments: CoverPage-LaConcha_10.02.19PCMTG.pdf
La Concha.Resolution Comments.R1_9-10-19.pdf
La Concha Estates Unit 3.Replat.R1_9-10-19.pdf

Time Extensions

5. 19-1371 19PL1007
STARLIGHT ESTATES UNIT 4 (FINAL - 10.95 ACRES)
Located east of Fred's Folly Drive and south of Yorktown Boulevard.

Attachments: TimeExtenstion, StarliteEstates- 10.2.19PCMtg.pdf
Starlight Unit 4 Extension.pdf
STARLIGHTESTATESUNIT4_PCAPPRVDPLAT04.03.19PCMTG_20190411_0

B. New Plats with Variances (Waivers)

6. 19-1364 **19PL1082 - SIDEWALK WAIVER**
RODD VILLAGE BLOCK 9, LOT 9R (REPLAT - 1.10 ACRES)
Located south of Schnauzer Street and west of Rodd Field Road.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: Rodd Village Block 9-Lot 9R-SW Waiver Memo.pdf
Sidewalk Waiver Request Letter 1.pdf
Rodd Village.Replat.R1_9-16-19.pdf
Rodd Village Sidewalk Waiver Presentation.pptx

7. 19-1359 19PL1082
RODD VILLAGE BLOCK 9, LOT 9R (REPLAT - 1.10 ACRES)
Located south of Schnauzer Street and west of Rodd Field Road.

Attachments: CoverPage-RoddVillage_10.02.19PCMTG.pdf
Rodd Village.Resolution Comments.R1_9-12-19.pdf
Rodd Village.Replat.R1_9-16-19.pdf

8. 19-1363 **19PL1086 - SIDEWALK WAIVER**
MIKULENCAK ACREAGE, BLK 1, LOT 1 (FINAL - 5.21 ACRES)
Located north of Up River Rd and east of Rehfeld Rd
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: Mikulencak Acreage, Blk 1, Lt 1 Sidewalk waiver PC Memo 10.2.2019 PCMtg.p
Mikulencak Acreage, Blk 1, Lt 1.Final.R2_8-30-19.pdf
Letter request_Sidewalk waiver_8-30-19.pdf
MikulencakSWWaiver.pptx

9. 19-1360 19PL1086
MIKULENCAK ACREAGE BLOCK 1, LOT 1 (FINAL - 5.21 ACRES)
Located north of Up River Road and east of Rehfeld Road.

Attachments: CoverPage-Mikulencak_10.02.19PCMTG.pdf
Mikulencak Acreage.Resolution Comments.R2_8-30-19.pdf
Mikulencak Acreage, Blk 1, Lt 1.Final.R2_8-30-19.pdf

C. New Zoning

10. 19-1367 **Public Hearing - Rezoning Property at or near 7564 Brooke Road**

Case No. 1019-05 - Southside Ventures III, LP:
Ordinance rezoning property at or near 7564 Brooke Road (located along the west side of Oso Parkway, south of Mansions Drive, and west of Rodd Field Road) from the “RS-TH” Townhouse District to the “RS-4.5” Single-Family 4.5 District.

Attachments: PC Report_1019-05 Southside Ventures III, LP.pdf
PP_1019-05 Southside Ventures III, LP.pptx

D. Master Plans

11. 19-1374 Wastewater Collection System Master Plan Amendment for OSO W.R.P. Service Area Sub Basin SPA 30 for Airline Crossing Unit 3.

Attachments: Airline Crossing 3 Agenda Memo.pdf
WW Master Plan Amend.pptx
HansonReqLttr.pdf

12. 19-1381 Wastewater Collection System Master Plan Amendment for Allison W.W.T.P Service Area for Calallen South.

Attachments: Calallen South Agenda Memo.pdf
WW Master Plan Amend.pptx
CalallenSouth-WelshTechMemo.pdf
Exhibit A.pdf
Exhibit B.pdf

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

E. New Plat With Variance (Waiver)

13. 19-1365 **19PL1087 - SIDEWALK WAIVER**
PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 1, LOT 3R (REPLAT - 0.638 ACRE)
Located east of Aruba Drive and west of Leeward Drive.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: PI-CC Sect E, Blk 1, Lo 3R- PC Memo.pdf
SW RequestLttr.pdf
Padre Island-CC Section E.Replat.R2_9-12-19.pdf
PI-CC Sect E, Blk 1, Lo 3R- PC presentation.pptx

14. 19-1361 19PL1087
PADRE ISLAND-CORPUS CHRISTI SECTION E, BLK 1, LOT 3R (REPLAT - 0.638 ACRE)
Located east of Aruba Drive and west of Leeward Drive.

Attachments: CoverPage-PICCSectE_10.02.19PCMTG.pdf
19PL1087-ResolutionCommR2_9-12-19.pdf
Padre Island-CC Section E.Replat.R2_9-12-19.pdf

F. Tabled Planned Unit Development

15. 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_0819-01_MPM Development, LP with Attachments1.pdf
PP_0719-07 MPM Development, LP.pptx

16. 19-1246 **19PL1076 - CONDITIONAL**
CROSSWINDS ESTATE UNIT 2 (FINAL 5.77 ACRES)
Located south of Yorktown Boulevard and east of Cimarron Boulevard.

Attachments: CrosswindCoverpage10.02.19PCMtg.pdf
Crosswind Estates Unit 2- Resolution Comments.R3.pdf
Crosswinds PUD- Final.R3.pdf

G. Planned Unit Development

17. 19-1368 **Public Hearing - Rezoning Property at or near 14901 Granada Drive**

Case No. 1019-02 - DMPI Beach Investments, LLC:
Ordinance rezoning property at or near 14901 Granada Drive (located along the south side of Granada Drive and west of Leeward Drive) from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

Attachments: PC Report_1019-02 DMPI Beach Investments PUD with Exhibits.pdf
PP_1019-02 DMPI Beach Investments.pptx

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment of Planning Commission Meeting

XI. Convene Airport Zoning Commission Meeting (Planning Commission)

A. Call to Order - Roll Call

B. **PUBLIC COMMENT: The members of the public are invited to speak on any agenda item and/or any other items that pertain to the Planning Commission. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Planning Commission is considering the item. Citizen comments are limited to three minutes.**

C. **Approval of Absences: Commissioners Zarghouni, Baugh and Hovda**

D. **Approval of Airport Zoning Commission (AZC) Minutes**

18. 19-1369 Regular AZC Meeting Minutes - July 10, 2019

Attachments: 07.10.19AZCDraftMins.pdf

E. **Discussion and Possible Action Regarding the Election of Officers: Chairman & Vice Chairman**

F. **Director's Report**

G. **Adjournment of Airport Zoning Commission Meeting**