



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, October 30, 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 Dibble
- IV. Approval of Minutes

- 1. [19-1498](#) Regular Meeting of October 16, 2019

Attachments: [MeetingMinutesOct16.2019.pdf](#)

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

- A. Plats

New Plat with Variance (Waiver)

- 2. [19-1508](#) **19PL1091 - WASTEWATER WAIVER**
MORTON MEADOWS (FINAL - 6.024 ACRES)
Located west of Flour Bluff Dr and south of Graham 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: [Wastewater Waiver and Exemption PC Memo Final.pdf](#)
[Presentation WASTEWATER WAIVER & EXEMPTION.pptx](#)
[Request Letter WW Construction and exemptio.pdf](#)

3. [19-1505](#) **19PL1091**
MORTON MEADOWS (FINAL - 6.024 ACRES)
Located west of Flour Bluff Drive and south of Graham Road.

Attachments: [CoverPage-MortonMeadows_10.30.19PCMTG.pdf](#)
[Morton Meadow.Resolution Comments.R2_10-07-19.pdf](#)
[Morton Meadows.Final.R2_10-07-19.pdf](#)

New Plats

4. [19-1507](#) **19PL1102 - CONDITIONAL**
FISHPOND AT BAY TERRACE, Block 5, Lot 23, PUD (FINAL - 1.48 ACRES)
Located north of Morgan Avenue between Santa Fe Street and Staples Street.

Attachments: [CoverPage-Fishpond_10.30.19PCMTG.pdf](#)
[FishpondatBayTerrace ResolutionComments.R2.pdf](#)
[FISHPOND AT BAY TERRACE, Block 5, Lot 23, PUD \(FINAL\).R2.pdf](#)

5. [19-1506](#) **19PL1079 - CONDITIONAL**
PADRE ISLAND - CORPUS CHRISTI, SECTION 4, BLK 215, LOTS 4A & 4B (REPLAT - 0.22 ACRES)
Located south of Whitecap Blvd and west of South Padre Island Drive (Park Road 22).

Attachments: [CoverPage-PI-CC_10.30.19PCMTG.pdf](#)
[PI-CC Section 4-Resolution Comments.R1.1.pdf](#)
[PI-CC Section 4, Blk 215, Lot 4A&4B.R1.pdf](#)

6. [19-1504](#) **19PL1040**
EMPIRE SUBDIVISION (FINAL - 16.39 ACRES)
Located north of Slough Road and east of Ametrine Drive.

Attachments: [CoverPage-EmpireSub_10.30.19PCMTG.pdf](#)
[Resolution Comments- Empire Subdivision.R3.pdf](#)
[Empire Subdivison.R3.pdf](#)

Time Extensions

7. [19-1499](#) **18PL1060**
BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6 (FINAL - 8.48 ACRES)
Located north of South Padre Island Dr. between Crosstown Expressway & Ayers St.

Attachments: [TimeExtReq-Behmann-10.30.19PCMTg.pdf](#)
[Plat Extension Req Ltrr.pdf](#)

[18PL1060_EXTActionLtr04.03.19PCMTg.pdf](#)

[BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6.APPROVED PLAT.pdf](#)

8. [19-1502](#)

18PL1090

WOOD ESTATES UNIT 4, BLOCK 50, LOT 10R (REPLAT - 0.58 ACRES)

Located north of Northwest Boulevard (FM 624) and west of Wood River Drive.

Attachments: [TimeExtReq-WoodEstates- 10.30.19PCMTg.pdf](#)

[Plat Ext Request.pdf](#)

[18PL1090_EXTREQ-ActionLtr05.15.19PCMTg.pdf](#)

[WOODESTATES_PCAPPRVDPLAT_10.31.18.pdf](#)

9. [19-1503](#)

19PL1011

VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)

Located south of IH 37 and west of Violet Road.

Attachments: [CoverPage-VioletRoadRV_10.30.19PCMTG.pdf](#)

[REQ LTTR.pdf](#)

[VIOLETROAD_RESORT_PC_APPRVD_PLAT.pdf](#)

B. **New Zoning**

10. [19-1509](#)

Public Hearing - Rezoning Property at or near 1442 Farm-to-Market (FM) 43

Case No. 1019-08 - The William Earl Hensch Trust, Anna Belle Hensch, Retta Maurine Kasper, Corpus Christi Community Church, and South Texas Children's Home Land Management:

Ordinance rezoning property currently being annexed at or near 1442 Farm-to-Market (FM) 43 (located along the north side of Farm-to-Market Road 43, east of Digger Lane, and west of County Road 33) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District (Tract 1) and "CN-1" Neighborhood Commercial District (Tract 2).

Attachments: [Report - 1019-08 Hensch, Kasper, etc.pdf](#)

[Presentation - 1019-08 Hensch, Kasper, etc..pptx](#)

VI. Public Hearing: (Item C) - Discussion and Possible Action**C. New Zoning****11. [19-1510](#) Public Hearing - Rezoning Property at or near 3001 Morgan Avenue**

Case No. 1019-07 - AGCE Corp: Ordinance rezoning property at or near 3001 Morgan Avenue (located along the south side of Morgan Avenue, east of Elgin Street, and west of South Port Avenue) from the “IL/H” Light Industrial District with the Historic Overlay to the “IL” Light Industrial District.

Attachments: [PC Report 1019-07 AGCE Corp with Exhibits.pdf](#)
[PP_PC_1019-07 AGCE Corp.pdf](#)

VII. Director's Report**VIII. Items to be Scheduled****IX. Adjournment**