



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, April 17, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Opening Statement

III. Approval of Absences: Commissioners Hovda and Dibble

IV. Approval of Minutes

1. [19-0544](#) Regular Meeting Minutes of March 6, 2019
(Minutes have been corrected to reflect "Conditional Approval" for items 3 through 7)

Attachments: [03.06.19PCMTgMinutes.pdf](#)

2. [19-0542](#) Regular Meeting Minutes of April 3, 2019

Attachments: [04.03.19PCMTgMinutes.pdf](#)

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

A. New Plat Without Variance (Waiver)

3. [19-0545](#) 19PL1024
CHAMBERLIN'S BLOCK 14, Lot 17R (FINAL REPLAT - 0.14 ACRE)
Located west of Twelfth Street and north of Marguerite Street.

Attachments: [CoverPage-Chamberlins 04.17.19PCMTG.pdf](#)

[Chamberlins.Resolution Comments.R2.1_4-11-19.pdf](#)

[Chamberlin's Subdivision.Final Replat.R2_4-02-19.pdf](#)

Time Extensions

4. [19-0547](#) 18PL1075
CAYO DEL OSO SUBDIVISION SECTION 3 (FINAL - 8.55 ACRES)
Located south of Oso Parkway and east of Brooke Road.

Attachments: [TimeExtReq-CayoDelOso- 04.17.19PCMTg.pdf](#)

[TimeExtReqLtr-CayoDelOso.pdf](#)

[CAYODELOSOSUBSECTION3_PCAPPRVDPLAT_10.31.18.pdf](#)

5. [19-0548](#) 18PL1077
PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)
Located south of SH 361 and east of South Padre Island Drive (Park Road 22)

Attachments: [TimeExtReq-PadreHarborUnit1- 04.17.19PCMTg.pdf](#)
[Padre Harbor Unit 1-Plat ext request.pdf](#)
[PADRE HARBOR UNIT 1.APPROVED PLAT SHEETS 1 & 2.pdf](#)

B. New Zoning

6. [19-0549](#) **Public Hearing - Rezoning Property at or near 0 County Road 33**

Case No. 0419-02 - Braselton Development Company, Ltd:

Ordinance to consider zoning a property or near 0 County Road 33 (located on the east and west side of County Road 33, south of Oso Creek and north of Farm-to-Market Road 43) that is proposed for annexation into the City of Corpus Christi to the "RS-4.5" Single-Family 4.5 District.

Attachments: [Staff Report 0419-02 Braselton Development Company, Ltd.pdf](#)
[PP_0419-02 Braselton Development Company, Ltd.pptx](#)

VI. Public Hearing: (Item C) - Discussion and Possible Action

C. Zoning

Tabled Zoning

7. [19-0428](#) **Public Hearing - Rezoning Property at or near 2110 Laguna Shores Road**

Case No. 0319-02 - B&A Terra Firma Development, LLC:

Ordinance rezoning property at or near 2110 Laguna Shores Road (located on the west side of Laguna Shores Road, north of Hustlin' Hornet Drive, and south of Lola Johnson Road), and south of South Padre Island Drive (State Highway 368)) from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District.

Attachments: [Staff Report_0319-02 B&A Terra Firma Development, LLC.pdf](#)
[PP_0319-02 B&A Terra Firma Development, LLC.pptx](#)

New Zoning

8. [19-0550](#) **Public Hearing - Rezoning Property at or near 10224 Leopard Street**

Case No. 0319-03 - Corpus Christi Storage Solutions, LLC

Ordinance rezoning property at or near 10224 Leopard Street (located on the north side of Leopard Street, east of McKenzie Road, and west of Irma Drive) from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

Attachments: [Staff Report_0319-03 Corpus Christi Storage Solutions, LLC.pdf](#)
[PP_0319-03 Corpus Christi Storage Solutions, LLC.pptx](#)

9. [19-0551](#) Public Hearing - Rezoning Property at or near 701 McBride Lane**Case No. 0419-01 - Vernon and Jennifer Carr:**

Ordinance rezoning property at or near 701 McBride Lane (located on the west side of McBride Lane, south of Hampshire Road, and north of Leopard Street) from the "CG-2" General Commercial District to the "IL" Light Industrial District.

Attachments: [Staff Report_0419-01 Vernon and Jennifer Carr.pdf](#)
[PP_0419-01 Vernon and Jennifer Carr.pptx](#)

VII. Presentation**10. [19-0552](#) Opportunity Zones**

Attachments: [Agenda Memo - Opportunity Zones Briefing.pdf](#)
[Presentation - Opportunity Zones Briefing.pdf](#)
[Brochure - Invest in Downtown Corpus Christi.pdf](#)
[Flyer - Opportunity Zones CCREDC Workshop.pdf](#)

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