



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, April 19, 2017

5:30 PM

Council Chambers

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I. **Call to Order, Roll Call**

II. **Approval of Minutes**

1. [17-0494](#) **Regular Meeting of April 05, 2017**

**Attachments:** [MeetingMinutes05-Apr-2017.pdf](#)

III. **Plats with Public Hearing - Discussion and Possible Action**

2. [17-0495](#) **17PL1015**  
**SANDY CREEK UNIT 3 (FINAL - 8.242 ACRES)**  
Located east of Rodd Field Road and south of Holly Road.

**Attachments:** [TRCPlatRequirements\\_SandyCreekUnit3-04.19.17PCMTG.pdf](#)  
[Sandy Creek - Unit 3 Final Plat.pdf](#)

3. [17-0496](#) **16PL1006**  
**PORT ARANSAS CLIFFS, BLOCK 15, LOTS A3, A4, A5, A6 & A7**  
**(REPLAT - 0.82 ACRES)**  
Located between Ocean Drive and Denver Avenue and north of Ropes Street.

**Attachments:** [TRCPlatRequirements\\_PortAransasCliffs-04.19.17PCMTG.pdf](#)  
[Port Aransa Cliffs, Blk 15, Lots A3, A4, A5, A6andA7-PLAT.pdf](#)

4. [17-0497](#) **17PL1031**  
**UNIVERSAL PLAZA (FINAL - 12.14 ACRES)**  
Located east of Weber Road and south of Saratoga Boulevard.

**Attachments:** [TRCPlatRequirements\\_UniversalPlazaFinal-04.19.17PCMTG.pdf](#)  
[Universal Plaza Unit 1- PLAT-SHT2 4-14-17.pdf](#)  
[Universal Plaza Unit 1-PLAT-SHT1 4-17-17.pdf](#)

5. [17-0498](#) **17PL1034**  
**DEL MAR COLLEGE WEST (PRELIMINARY - 100.32 ACRES)**  
Located south of Airport Road and west of Old Brownsville Road.

**Attachments:** [TRCPlatRequirements\\_DelMarCollegeWest-04.19.17PCMTG.pdf](#)

[Del Mar College West Campus - Preliminary Plat.pdf](#)

**Time Extension**

6. [17-0499](#) **0115015-NP010 (15-21000005)**  
**PORTO VILLAGEO UNIT 2 (FINAL - 35.83 ACRES)**  
Located east of State Highway 361 and north of Beachcomber Drive.

**Attachments:** [TRCExtReqPortoVillageoUnit2.pdf](#)

[TimeExtRequestzPortoVillageoUnit2.pdf](#)

**IV. Excavation Permit with Public Hearing - Discussion and Possible Action**

7. [17-0500](#) **17EX1000 - ISAIAS FRANCO:** An Excavation Permit for the property described as Assessors Map 141, 15.854 acres out of Tract 4, south of Highway 9 (Formerly 263-141-400), located at 1326 Rhew Road.”

**Attachments:** [17EX1000 PC \(April 19 2017\).pdf](#)

**V. New Zoning with Public Hearing - Discussion and Possible Action**

8. [17-0501](#) **Case No. 0317-07 - Mohammed Motaghi:** A change of zoning from the “RS-6/SP” Single-Family 6 District with a Special Permit to the “CN-1” Neighborhood Commercial District. The property to be rezoned is described as A 7.05 acre tract of land out of the replat of the Edwin E. Connor Tract, as recorded in Volume 40, Page 95, of the map records of Nueces County, Texas, located along the east side of Weber Road, south of Gollihar Road, and north of McArdle Road.

**Attachments:** [Staff Report\\_0317-07\\_Mohammed Motaghi with Exhibits.pdf](#)

[0317-07 Power Point - Mohammed Motaghi.pdf](#)

9. [17-0502](#) **Case No. 0417-03 - ERF Real Estate, Inc:** Achange of zoning from the “IH” Heavy Industrial District to the “IL” Light Industrial District. The property to be rezoned is described as Blucher Subdivision, Block A, Lot 10, located on the northwest corner of Waco Street and Kinney Street.

**Attachments:** [Staff Report\\_0417-03\\_ERF Real Estate, Inc..pdf](#)

[Presentation ERF Real Estate, Inc..pdf](#)

**VI. Amendment to the Comprehensive Plan with Public Hearing - Discussion and Possible Action**

10. [17-0507](#) An Amendment to the Urban Transportation Plan deleting Bronx Drive located between Master Channel 31 Ditch and Yorktown Boulevard

**Attachments:** [UTP Request and TIA - 01-30-2017.pdf](#)

[UTP DELETION OF BRONX- DM 4.17.17.pdf](#)

[Del Mar PC 4.17.17 DM.pdf](#)

**VII. Presentation with Public Hearing**

**11. [17-0503](#) North Beach Redevelopment Initiative**

**Attachments:** [Agenda Memo-North Beach Presentation.pdf](#)

[Presentation - North Beach Redevelopment Initiative.pdf](#)

[Exhibit A.pdf](#)

**VIII. Master Plan**

**12. [17-0504](#) Area Development Plan Sequencing**

**Attachments:** [Agenda Memo-Area Development Plan Work Program.pdf](#)

[2017-4-18 ADP Sequencing.pdf](#)

**IX. Director's Report**

**X. Items to be Scheduled**

**XI. Adjournment**