



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, April 23, 2014

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Absences

Vice Chairman Chris Hamilton, Commissioner Marsha Williams

III. Approval of Minutes

1. [14-00476](#) Regular Meeting of April 9, 2014

Attachments: [04.09.14PCMins.pdf](#)

IV. Public Hearing Agenda Items

A. Plats

New Plats

2. [14-00477](#) 1113166-NP111 (13-21000041)
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 3
(FINAL - 3.0 ACRES)
Located north of Old Brownsville Road (FM 665) and
west of South Padre Island Drive (SH 358).

Attachments: [TRCPlatRequirements.Industrial Technology Park Unit 3, Lt 3.42314PCMt看.pdf](#)
[Industrial Tech Park Unit 3, Lt 3.Plat.R1.pdf](#)

3. [14-00478](#) 0114011-P005 (14-22000004)
RANCHO VISTA SUBDIVISION UNIT 11
(FINAL - 9.89 ACRES)
Located south of Rodd Field Road and east of
Yorktown Boulevard.

Attachments: [TRCPlatRequirements.Rancho Vista Subdivision Unit 11.042314PCMt看.pdf](#)
[Rancho Vista Subdivision Unit 11.R1.pdf](#)

4. [14-00479](#) 0114013-P006 (14-22000005)
RANCHO VISTA SUBDIVISION UNIT 10
(FINAL - 6.49 ACRES)
Located south of Rodd Field Road and east of
Yorktown Boulevard.

Attachments: [TRCPlatRequirements.Rancho Vista Subdivision Unit 10.042314PCMTg.pdf](#)
[Rancho Vista Subdivision Unit 10.R1.pdf](#)

5. [14-00480](#) 0314036-P010 (14-22000009)
COUNTRY CLUB ESTATES UNIT 33
(FINAL - 5.66 ACRES)
Located east of Weber Road and north of
Acushnet Drive.
Attachments: [TRCPlatRequirements.Country Club Estates Unit 33.042314PCMTg.pdf](#)
[Country Club Estates Unit 33.R2.pdf](#)

6. [14-00481](#) 0314042-NP032 (14-21000005)
J. C. RUSSELL FARM BLOCKS, BLOCK 10,
LOTS 2-6 (FINAL - 9.76 ACRES)
Located south of Santa Elena Street and east of
Navigation Boulevard.
Attachments: [TRCPlatRequirements.J.C. Russell Farm Blocks, Blk 10, Lts 2-6.042314PCMTg.](#)
[J.C Russell Farm Blks, Blk 10.R2..pdf](#)

Time Extensions

7. [14-00482](#) 0106012-P012 (05-25000001)
RIVER BEND RANCH SUBDIVISION UNIT 1
(FINAL - 31.41 ACRES)
Located south of Yorktown Boulevard and east of
Rodd Field Road.
Attachments: [TimeExtensions.River Bench Ranch Subdivision Unit 1 \(Final\).042314PCMTg.pc](#)
[Letter of Request.River Bend Ranch Subdivision Unit 1 \(Final\).042314PCMTg.pc](#)

8. [14-00483](#) 0106023-NP010 (14-26000002)
RIVER BEND RANCH SUBDIVISION
(PRELIMINARY - 215.32 ACRES)
Located south of Yorktown Boulevard and east of
Rodd Field Road.
Attachments: [TimeExtensions.River Bench Ranch Subdivision \(Prel\).042314PCMTg.pdf](#)
[Letter of Request.River Bend Ranch \(Prel\).042314Mtg.pdf](#)

9. [14-00484](#) 0408037-NP029 (08-25000001)
RODD FIELD HOSPITAL TRACTS, BLOCK 1, LOT 1
(FINAL - 9.926 ACRES)
Located east of Rodd Field Road (SH 357) between
Holly Road and Wooldridge Road.
Attachments: [TimeExtensions.Rodd Field Hospital Tracts, Blk 1, Lt 1 \(Final\).042314PCMTg.pdf](#)
[Letter of Request.Rodd Field Hospital Tracts, Blk 1, Lt 1 \(Final\).042314PCMTg.p](#)

B. Zoning

Continued Zoning

10. [14-00471](#) Case No. 0314-01 - CCSemloh Partnership, Ltd.: A rezoning from the "RE" Residential Estate District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from estate residential to commercial uses. The property to be rezoned is described as being a 9.745-acre tract of land out of Lot 11, Section 48, Flour bluff and Encinal Farm and Garden Tracts, located along the south side of Compton Road, at the south end of First National Boulevard and west of Waldron Road.

Attachments: [0314-01 Report for PC w SP, CCSemloh Partnership, Ltd..pdf](#)
[PPT CCSemloh Partnership, Ltd..pdf](#)

New Zoning

11. [14-00474](#) Case No. 0313-01 Thomas Petroleum, LLC: A Special Permit time extension request for an additional two years. The property is described as Lot 1, Block 1, Thomas Petroleum Subdivision, located on the south side of State Highway 44, approximately 670 feet east of South Clarkwood Road.

Attachments: [0313-01 Time Extension Report for PC, Thomas Petroleum, LLC.pdf](#)
[PPT Time Extension Thomas Petroleum, LLC.pdf](#)

12. [14-00473](#) Case No. 0414-06 - Grangefield Development, LLC: A rezoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property to be rezoned is described as a 19.704-acre tract of land out of Lot 6, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Slough Road, approximately 350 feet east of Freds Folly Drive.

Attachments: [0414-06 Zoning Report for PC, Grangefield Development, LLC.pdf](#)
[Grangefield Development, LLC.pdf](#)

Planned Unit Development

13. [14-00472](#) Case No. 0414-05 Upper Padre Partners, LP: A rezoning from the "CR-2" Resort Commercial District & "CR-2/IO" Resort Commercial District with an Island Overlay to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay, resulting in a change to the Future Land Use Plan from medium density residential to low density residential uses. The property is described as being a 7.24-acre tract of land out of all of Lots 11 through 23, Block 46, Padre Island - Corpus Christi, Island Fairway Estates, and a portion of Lot 27D, Padre Island - Corpus Christi, Island Fairway Estates, located along the west side of Nemo Court, approximately 250 feet west of South Padre Island

Drive (PR 22) and north of Whitecap Boulevard.

Attachments: [0414-05 Report for PC, Upper Padre Partners, LP.pdf](#)
[PPT Schlitterbaun PUD.pdf](#)

14. [14-00485](#)

0314030-P009 (14-22000009)

SBC RESORT PHASE 1, UNIT 1

(FINAL - 129.25 ACRES)

Located west of South Padre Island Drive (PR 22)
and north of Whitecap Boulevard.

Attachments: [TRCPlatRequirements.SBC Resort Phase 1, Unit 1 \(Final\).042314PCMtg.pdf](#)
[SBC Resort Phase 1, Unit 1.Final.R1.pdf](#)

V. Director's Report

Ethics Report due to City Secretary's Office by April 25, 2014

VI. Items to be Scheduled

VII. Adjournment