



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, March 23, 2016

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [16-0329](#)

Regular Meeting of March 09, 2016

Attachments: [PCMeetingMinutes030916.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [16-0328](#)

0116016-P010 (16-22000009)

Gerlach Acres, Block 1, Lots 2, 3, 4, & 5 (Replat - 4.51 Acres)

Located south of Yorktown Boulevard and east of Waldron Road.

Attachments: [TRCPlatRequirements, Gerlach Acres, Block 1, Lots 2, 3, 4 and 5\(Replat 4.51 A Gerlach Acres, Blk 1, Lts 2-5.Replat.R2.Public Notice.pdf](#)

3. [16-0330](#)

0715091-P020 (16-22000025)

Oliver's Estate Unit 1 (Final - 8.510 Acres)

Located south of Yorktown Boulevard and east of Northwind Drive.

Attachments: [TRCPlatRequirements, Oliver's Estate Unit 1 \(Final 8.510 Acres\).032316PCMT\(Oliver's Estates Unit 1.Final.R2.Public Notice.pdf](#)

Time Extensions

4. [16-0334](#)

0915125-NP096 (15-21000036)

LA COSTA BUSINESS PARK (FINAL - 11.33 ACRES)

Located east of South Staples Street and north of Wooldridge Road.

Attachments: [TimeExtension La Costa Business Park \(Final 11.33 Acres\) 032316PCMtq.pdf](#)
[La Costa Business Park- Plat Extension Request.pdf](#)

5. [16-0335](#)

0115015-NP010 (15-21000005)

PORTO VILLAGEO UNIT 2 (FINAL - 35.83 ACRES)

Located east of State Highway 361 and north of Beachcomber Drive.

Attachments: [TimeExtension Porto Villageo Unit 2 \(Final 35.83 Acres\) 032316PCMtq.pdf](#)
[Porto Villageo Unit 2-Time Extension request 3-9-16.pdf](#)

6. [16-0336](#)

0415052-P010 (14-22000014)

SCHANEN ESTATES WEST UNIT 13 (FINAL - 10.006 ACRES)

Located north of north of Saratoga Boulevard (SH 357) and west of Norchester Drive.

Attachments: [TimeExtension Schanen Estates West Unit 13 \(Final 10.006 Acres\) 032316PC](#)
[Schanen Estates West Unit 13-Plat Extension Request.pdf](#)

B. **Zoning**

New Zoning

7. [16-0331](#)

Case No. 0316-01 - May Dev., LP: A change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District. The property to be rezoned is described as being Lot 6, Block 1, Bridgeport Landing, located along the east side of Lexington Road approximately 490 feet south of South Padre Island Drive (SH 358).

Attachments: [Report for PC_0316-01 May Dev., LP_reduced](#)
[Power Point.pdf](#)

8. [16-0332](#)

Case No. 0316-02 - Alex Azali: A change of zoning from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District. The property to be rezoned is described as being a 13.814 acre tract of land out of a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Wooldridge Road between Bevo Drive and Gold Star Drive.

9. [16-0333](#)

Case No. 0316-03 - Ocean Harbor II, LLC: A change of zoning from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the

"RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay. The property to be rezoned is described as being Lots 22, 23 and 24, Block 52, Padre Island Corpus-Christi Section B, located on the southeast corner of Leeward Drive and St. Bartholomew Avenue.

Attachments: [Report for PC 0316-03 Village by the Beach 2 PUD](#)
[Power Point - 0316-03 Village by the Beach 2](#)

C. Text Amendment

10. [16-0337](#)

Ordinance amending the Unified Development Code by revising subsection 1.11.3 "Defined Terms", subsection 3.10.1.A "Minor Plat", table 4.4.4 "Multifamily Housing Types", tables 4.3.2, 4.4.2, 4.5.2 and 4.6.2 "Permitted Uses" for single family, multifamily, commercial, and industrial districts, respectively, table 4.5.3 "Residential Development Standards", table 4.5.4 "Nonresidential Development" standards, table 5.1.4.G "Retail Sales and Service", subsection 5.2 "Specific Standards" for game processing", subsection 5.3.2.C.1 "Fuel Pumps, Islands and Canopies", subsection 7.4.4.C "Outside Storage", subsection 8.2.3.A "Utility Easements" and subsection 3.12.1 "Applicability" for special use exceptions.

Attachments: [Planning Agenda Memo - UDC Text Amendments II 2016](#)
[Ordinance-UDC Text Amendments II 2016.pdf](#)

D. Presentation

11. [16-0338](#)

Discussion and Possible Action on the Strategic Plan for Active Mobility Phase 1 Bicycles, and Amending Mobility CC

Attachments: [Agenda Memo - Bicycle Mobility Plan](#)
[Presentation - Bicycle Mobility Plan](#)

IV. Discussion and Possible Action: Input on the Process to Review and Incorporate City Councilmember's comments into Plann CC.

V. Director's Report

VI. Items to be Scheduled

VII. Adjournment