



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, February 19, 2020

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. **PUBLIC COMMENT:** The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to 3 minutes.
- IV. Approval of Absences: None.
- V. Approval of Minutes
 1. [20-0254](#) Regular Meeting Minutes of February 5, 2020
Attachments: [MeetingMinutes5-Feb-2020.pdf](#)
- VI. **Consent Public Hearing: (Items A, B & C) - Discussion and Possible Action**
 - A. **Plats**
 - New Plats**
 3. [20-0252](#) **19PL1100**
STONEGATE UNIT 2 OCL (PRELIMINARY - 37.914 ACRES)
Located west of FM 1889 and south of Masters Street.

Attachments: [CoverPg-StonegatePrelim_02.19.20MTG.pdf](#)
[Stonegate Prelim Resolution R3.pdf](#)
[Stonegate Unit 2 R3_1-27-20.pdf](#)

4. [20-0249](#) **19PL1090**
WOOLDRIDGE CREEK UNIT 14 (FINAL - 5.03 ACRES)
Located west of Airline Road and north of Wooldridge Road.
Attachments: [CoverPg-WooldridgeCreek_02.19.20MTG.pdf](#)
[Responses to Wooldridge Creek Unit 14- R1.1.pdf](#)
[Wooldridge Creek Unit 14.R1.pdf](#)
5. [20-0250](#) **20PL1006**
LAGUNA ACRES, BLOCK 1, LOT 13B (FINAL REPLAT - 0.1033 ACRES)
Located south of Horne Road and east of Teresa Street.
Attachments: [CoverPg-LagunaAcres_02.19.20MTG.pdf](#)
[Laguna ResolutionR1_1-30-20.xlsx](#)
[Laguna Acres Plat R1_1-30-20.pdf](#)
6. [20-0263](#) **20PL1007**
COTTAGES BY THE BAY (PRELIMINARY - 37.65 ACRES)
Located west of Flour Bluff Drive between Glenoak Drive and Purdue Road.
Attachments: [CoverPg-Cottages_02.19.20MTG.pdf](#)
[Cottages Prel Plat R2_2-11-20.pdf](#)
[Cottages Preliminary Resolution R2_2-11-20.pdf](#)
7. [20-0251](#) **19PL1114**
PORTAIRS ADDITION, BLOCK 8, LOT 14R (REPLAT - 1.69 ACRES)
Located north of Gollihar Road and east of Ayers Street.
Attachments: [Portairs Addition, Blk 8, Lot 14R.R2.pdf](#)
[Portairs Addition ResolutionCommR2.xlsx](#)
8. [20-0253](#) **19PL1083**
RIVERBEND SUBDIVISION (PRELIMINARY - 46.20 ACRES)
Located east of Fred's Folly and south of Yorktown Boulevard.
Attachments: [CoverPg-RiverbendPrelim_02.19.20MTG.pdf](#)
[Responses RiverbendPrelimR1.pdf](#)
[Riverbend Subdivision- Preliminary Plat.R1.pdf](#)
- Time Extensions**
9. [20-0255](#) **19PL1053**
RANCHO VISTA SUBDIVISION, UNIT 19 (FINAL - 4.04 ACRES)
Located South of Repon Drive between Fort Griffen and Cattlemen Drive.
Attachments: [TimeExt, RV19- 02.19.20PCMtg.pdf](#)
[Time Extension Request.pdf](#)

[19PL1053-PCApprvdPlat08.21.1](#)

10. [20-0256](#) **19PL1075**
BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT - 0.34 ACRES)
Located south Craig Street and east Seventh Street.
Attachments: [TimeExt, Bayview-02.19.20PCMtg.pdf](#)
[Email Time Extension Request.pdf](#)
[19PL1075_PC-Apprvd09.18.19.pdf](#)

B. New Zoning

11. [20-0257](#) **Public Hearing - Rezoning Property at or near 7797 Yorktown Boulevard**

Case No. 0220-03 - MPM Development, LP: Ordinance rezoning property at or near 7797 Yorktown Boulevard (located along the east side of Peterson Drive, south of Yorktown Boulevard, and west of Starry Road), from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

Attachments: [PC Presentation - MPM Development, LP.pptx](#)
[PC Report - MPM Development, LP.pdf](#)

C. Master Plan

12. [20-0265](#) Ordinance Amending the City’s Water Master Plan, South of Oso Creek, Specifically the Alignment of the 16-inch Grid Main on County Road 33 to facilitate Looping of the Waterline During Development of the King's Landing Subdivision.

Attachments: [Memo South of Oso Creek Water Master Plan.pdf](#)
[PowerPoint Water Master Plan.pptx](#)
[ORD South of Oso Creek Water Master Plan.pdf](#)

VII. Public Hearing: (Item D) - Discussion and Possible Action

D. New Zoning

13. [20-0258](#) **Public Hearing - Rezoning Property at or near 5506 Cain Drive**

Case No. 0220-04 - Nazari Mohammad Rezaei: Ordinance rezoning property at or near 5506 Cain Drive (located along the north side of Cain Drive, west of South Staples Street, and east of Burton Lane), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Attachments: [PC Presentation - Nazari Mohammad Rezaei.pptx](#)

[PC Report - Nazari Mohammad Rezaei.pdf](#)

14. [20-0259](#) **Public Hearing - Rezoning Property at or near 113 Porto Villageo Drive**

Case No. 0220-02 - J3PV Investment, LP: Ordinance rezoning property at or near 113 Villageo Drive (located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive), from the "RM-AT" Multifamily AT District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

Attachments: [PC Presentation - J3PV Investments, LP.pptx](#)
[PC Report - J3PV Investments, LP with Exhibits.pdf](#)

VIII. **Director's Report**

IX. **Items to be Scheduled**

X. **Adjournment**