



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, June 24, 2020

6:00 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 - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.
- IV. Approval of Absences: Commissioners Hovda, Miller and Zarghouni
- V. Approval of Minutes

1. [20-0749](#) Regular Meeting Minutes of June 10, 2020

Attachments: [MeetingMinutes06.10.20.pdf](#)

VI. Consent Public Hearing: (Item A) - IDiscussion and Possible Action

A. Plats

Time Extensions

2. [20-0750](#) 19PL1046
CIMARRON ACRES, BLOCK 1, LOT 2 (FINAL - 12.22 ACRES)
Located east of Cimarron Boulevard and south of Lipes Boulevard.
Attachments: [TimeExt, CimarronAcres-6.24.20PCMTg.pdf](#)
[1st Ext Req 12-18-19.pdf](#)
[2nd Extension request letter.pdf](#)
[19PL1046-PCAPPRVDPLAT.pdf](#)
3. [20-0751](#) 19PL1055
RANCHO VISTA SUBDIVISION UNIT 18 (FINAL - 9.2 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.
Attachments: [TimeExt, RV18-6.24.20PCMTg.pdf](#)
[Rancho Vista Unit 18 plat ext req.pdf](#)
[RANCHOVISTASUB18_PC-APPRVD.12.4.19.pdf](#)
4. [20-0752](#) 18PL1030
IHS PARK SPRINGS (PRELIMINARY - 10.19 ACRES)
Located west of Hazel Bazemore (CR 69) and south of Northwest Boulevard (FM 624).
Attachments: [TimeExt, ParkSpringsIHS-6.24.20PCMTg.pdf](#)
[Park Springs- Preliminary plat ext req.pdf](#)
[IHS PARKSPRINGS-PRELIM PCAPPRVD.pdf](#)

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

B. New Zoning

5. [20-0753](#) **Public Hearing - Rezoning Property at or near 7585 Leopard Street**

Case No. 0620-01 - Camacho Resources, LLC: Ordinance rezoning property at or near 7585 Leopard Street (located along the south side of Leopard Street, east of Rhew Road, and west of Cathead Road), from the "IL" Light Industrial District and "RMH" Manufactured Home District to the "IH" Heavy Industrial District.

Attachments: [PC Report - Camacho Resources, LLC.pdf](#)

[PC Presentation - Camacho Resources, LLC.pptx](#)

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, June 10, 2020

6:00 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with Commissioners Miller, Zarghouni and Hovda absent.

II. Opening Statement

III. PUBLIC COMMENT: For the record, Andrew Dimas, Development Services, stated that no written public comment forms were submitted.

IV. Approval of Absences: Commissioner Williams

A motion to approve the absence listed above was made by Vice Chairman Baugh and the motion was seconded by Commissioner Dibble . The motion passed.

V. Approval of Minutes

1. [20-0678](#) Regular Meeting Minutes of May 27, 2020

A motion to approve item "1" was made by Vice Chairman Baugh and the motion was seconded by Commissioner Dibble . The motion passed.

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

Chairman Crull asked Staff to present the Consent Agenda, item VI.A. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, 4 & 5" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff also recommends approval for Time Extension item "6". After Staff's presentation, Chairman Crull opened the public hearing. There being no public comment, Chairman Crull closed the public hearing. A motion was made by Vice Chairman Baugh to approve items "2, 3, 4 & 6" as presented. The motion was seconded by Commissioner York and the motion passed. A motion was made by Commissioner Dibble to approve item "5" as presented. The motion was seconded by Commissioner Schroeder and the motion passed with Commissioner York abstaining.

A. Plats

New Plats

- 2. [20-0675](#) 20PL1036
CHAMPION ADDITION NO. 2, LOT 4A & 4B (REPLAT - .25 ACRES)
Located south of Horne Drive and west of Kostoryz Road.

- 3. [20-0676](#) 20PL1037
ABERDEEN SHORES, BLK 4, LOT 4R (FINAL REPLAT - .48 ACRES)
Located north of Robert Drive and east of Santa Fe Street.

- 4. [20-0677](#) 20PL1040
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLK 1, LOT 3; BLK 2, LOTS 3 & 4 (FINAL - 6.620 ACRES)
Located north of Bates Drive between North Padre Island Drive (SH 358) and Flato Road.

- 5. [20-0692](#) 20PL1044
ALAMEDA PLACE, BLOCK 1, LOT 1R (REPLAT- .373 ACRES)
Located north of Glazebrook Street and east of Alameda Street.

Extension

- 6. [20-0679](#) 18PL1118
NOTTARB PLACE NO.2, BLOCK 4, LOT 19R (REPLAT - 0.93 ACRES)
Located south of Saratoga Boulevard and west of Weber Road.

VII. Director's Report

None.

VIII. Items to be Scheduled

None.

IX. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:05 p.m.

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
JUNE 24, 2020**

PROJECT: 19PL1046

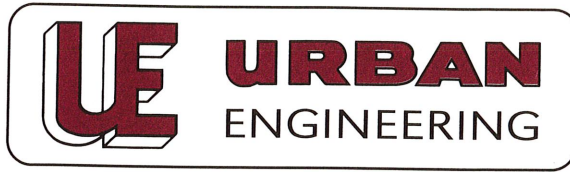
CIMARRON ACRES, BLOCK 1, LOT 2 (FINAL – 12.22 ACRES)

Located east of Cimarron Boulevard and south of Lipes Boulevard.

Zoned: CN-1, RM-1 & RM-2
Owner: The Mostaghasi Investment Trust
Engineer: Urban Engineering

The applicant proposes to plat the property in order to obtain a building permit for a commercial development.

The Planning Commission originally approved the above plat on June 26, 2019 (expiration date of December 26, 2019). This is the second request for a six-month time extension. The applicant states that construction plans have been approved and project is ready to construct but the developer has not yet awarded a contract to date for the work.



December 18, 2019

Gloria Garcia
Development Services, City of Corpus Christi
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: Cimarron Acres, Block 1, Lot 2 – Time Extension request

Mrs. Garcia:

The final plat of Cimarron Acres, Block 1, Lot 2 is coming up for expiration on December 26, 2019. At this time, we, Urban Engineering, on behalf of The Mostaghasi Investment Trust, would like to request a time extension of six (6) months for the above referenced project. We are currently waiting on City approval of construction plans that have been submitted. We have included a \$38.00 (No. 029326) for this request. Please feel free to call if you have any questions or comments.

Thank you,

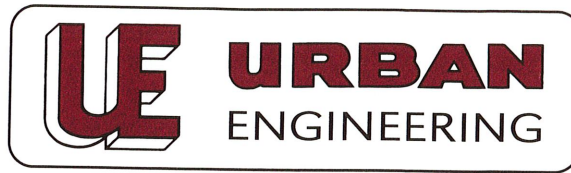
A handwritten signature in blue ink, appearing to read 'Xavier Galvan', written over the typed name.

Xavier Galvan

RECEIVED

◆ 18 DEC 2018 ◆

City of Corpus Christi
Development Services



June 2, 2020

Mark Orozco
Development Services, City of Corpus Christi
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: Cimarron Acres, Block 1, Lot 2 (final plat) – Time Extension Request

Mr. Orozco:

The final plat of Cimarron Acres, Block 1, Lot 2, is coming up for expiration on June 26, 2020. Plans have been approved and project is ready to construct. Developer has not yet awarded a contract to date for work. We, Urban Engineering, on behalf of The Mostaghani Investment Trust, would like to request a time extension of six (6) months for the above referenced project. We have included a \$38.00 (No. 029475) for this request. Please feel free to call if you have any questions or comments.

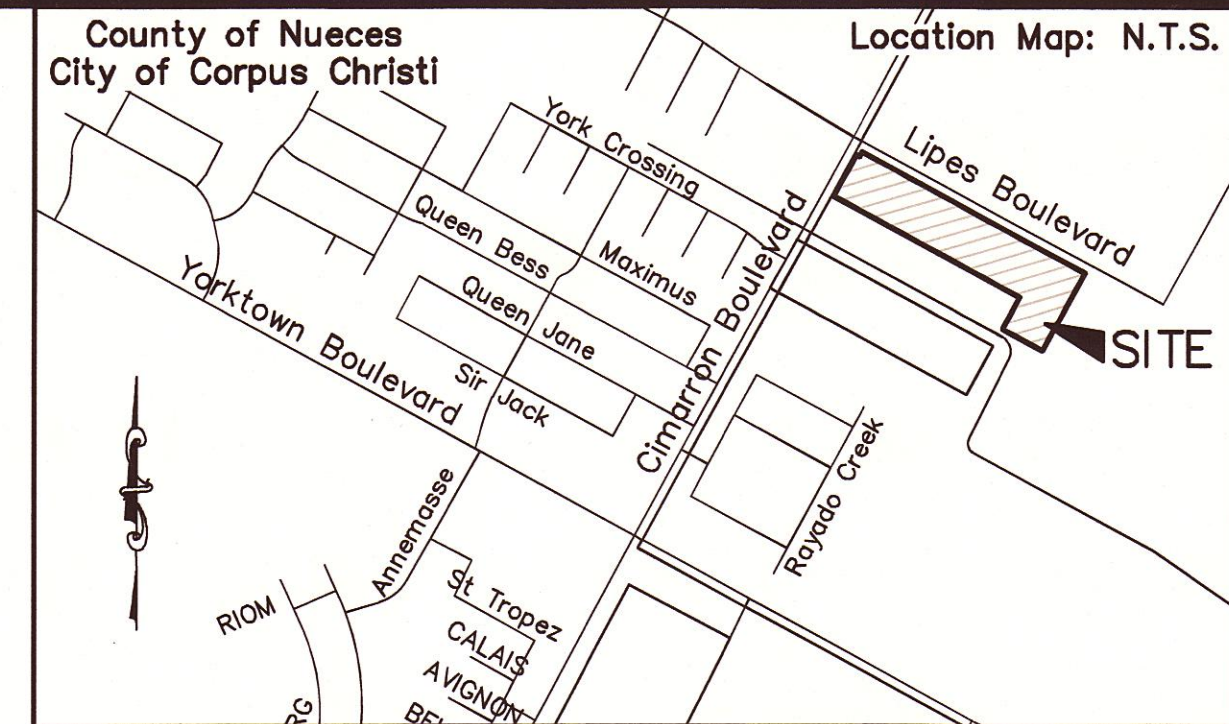
Thank you

A handwritten signature in black ink, appearing to read 'Xavier Galvan', is written over the typed name. The signature is fluid and cursive.

Xavier Galvan

Notes:

1. Total platted area contains 12.22 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485494 0520 D, City of Corpus Christi, Texas, which bears an revised date of June 4, 1987 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

William J. Green, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
Texas License No. 6458

Plat of
Cimarron Acres
Block 1, Lot 2

a 12.22 Acre Tract of Land out of Lots 1, 2, and 3, Section 21, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 12.22 Acre Tract being all of an 8.906 Acre Tract, described in a Special Warranty Deed with Vendor's Lien, from Cimarron Company, a Texas general partnership, to The Mostaghani Investment Trust, recorded in Document No. 2015043331, Official Public Records of Nueces County, Texas and all of a 3.313 Acre Tract, described in a Warranty Deed, from Staples Development, LLC, a Texas Limited Liability Company, to The Mostaghani Investment Trust, recorded in Document No. 2019007182, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

The Mostaghani Investment Trust, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____

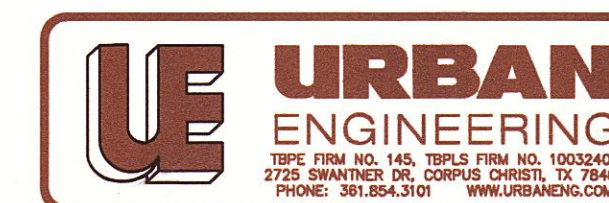
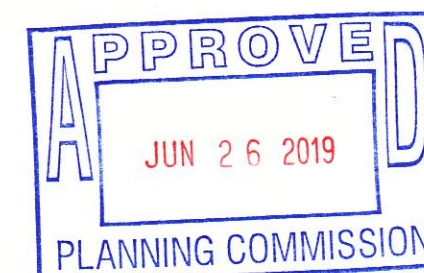
By: _____
Hossein Mostaghani, Trustee

State of Texas
County of Nueces

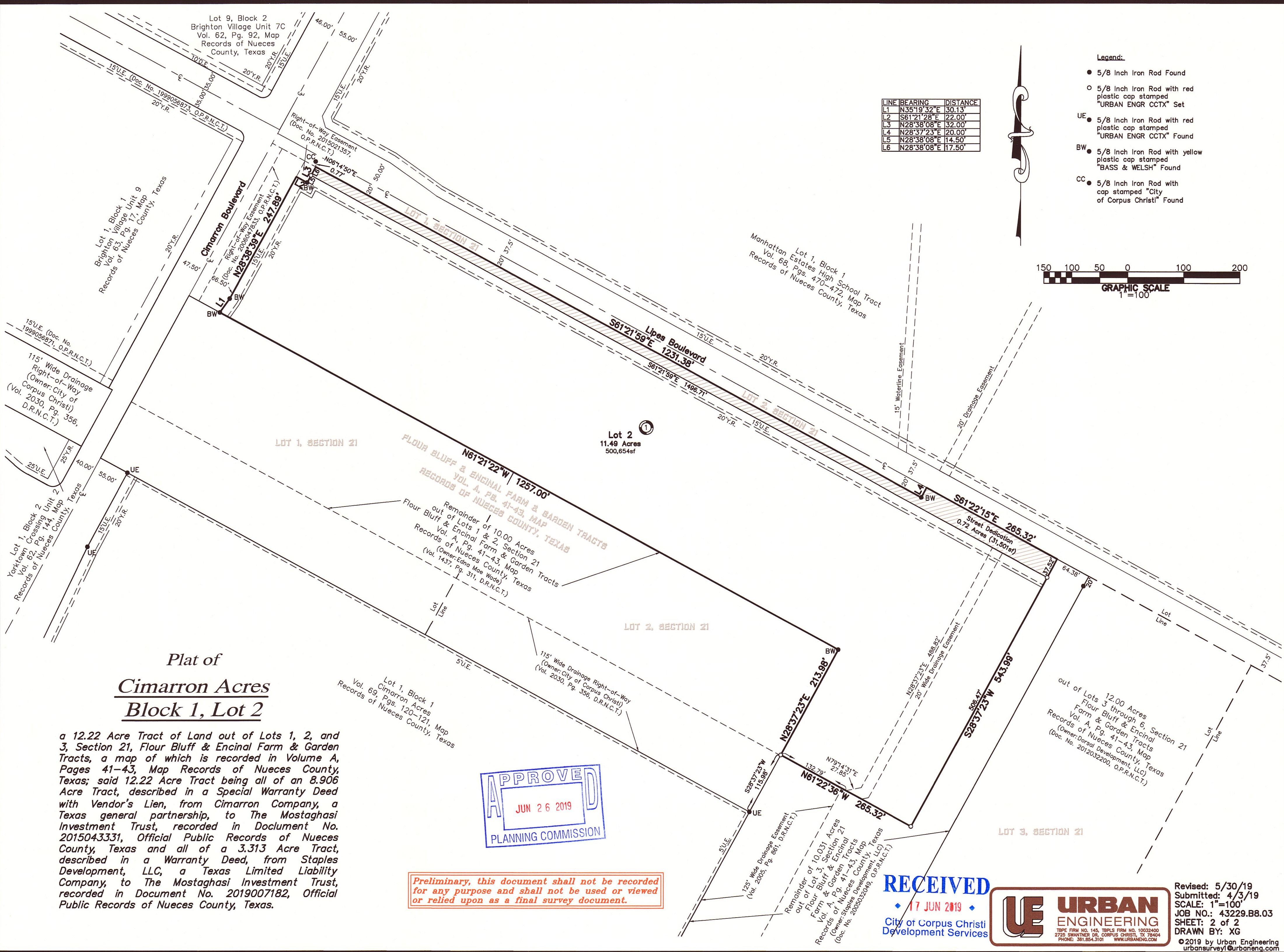
This instrument was acknowledged before me by Hossein Mostaghani, as Trustee, of the Mostaghani Investment Trust, of behalf of said entity in said capacity.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

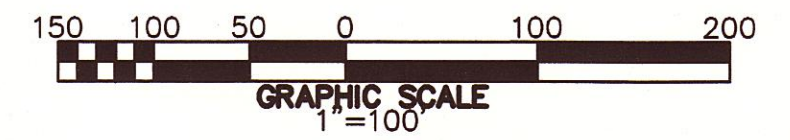


Revised: 5/30/19
Submitted: 4/3/19
SCALE: 1"=100'
JOB NO.: 43229.B8.03
SHEET: 1 of 2
DRAWN BY: XG
©2019 by Urban Engineering
urbansurvey1@urbaneng.com



LINE	BEARING	DISTANCE
L1	N35°19'32"E	30.13'
L2	S61°21'28"E	22.00'
L3	N28°38'08"E	32.00'
L4	N28°37'23"E	20.00'
L5	N28°38'08"E	14.50'
L6	N28°38'08"E	17.50'

- Legend:**
- 5/8 Inch Iron Rod Found
 - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - BW ● 5/8 Inch Iron Rod with yellow plastic cap stamped "BASS & WELSH" Found
 - CC ● 5/8 Inch Iron Rod with cap stamped "City of Corpus Christi" Found



**Plat of
Cimarron Acres
Block 1, Lot 2**

a 12.22 Acre Tract of Land out of Lots 1, 2, and 3, Section 21, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 12.22 Acre Tract being all of an 8.906 Acre Tract, described in a Special Warranty Deed with Vendor's Lien, from Cimarron Company, a Texas general partnership, to The Mostaghassi Investment Trust, recorded in Document No. 2015043331, Official Public Records of Nueces County, Texas and all of a 3.313 Acre Tract, described in a Warranty Deed, from Staples Development, LLC, a Texas Limited Liability Company, to The Mostaghassi Investment Trust, recorded in Document No. 2019007182, Official Public Records of Nueces County, Texas.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

RECEIVED
17 JUN 2019
City of Corpus Christi
Development Services

Revised: 5/30/19
Submitted: 4/3/19
SCALE: 1"=100'
JOB NO.: 43229.B8.03
SHEET: 2 of 2
DRAWN BY: XG

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
JUNE 24, 2020**

PROJECT: 19PL1055

RANCHO VISTA SUBDIVISION UNIT 18 (FINAL – 9.2 ACRES)

Located south of Yorktown Boulevard and east of Rodd Field Road.

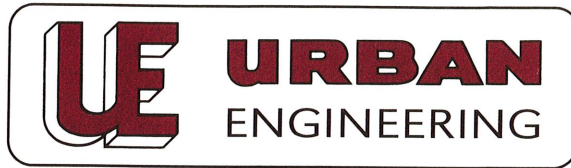
Zoned: RS-4.5

Owner: Gulfway Shopping Center

Engineer: Urban Engineering

The applicant proposes to plat the property for a 39-unit residential development.

The Planning Commission originally approved the above plat on December 4, 2019 (expiration date of June 4, 2020). This is the first request for a six-month time extension. The applicant states that shifting developer priorities has temporarily postponed the start of this subdivision, but construction is anticipated to begin within the next six months.



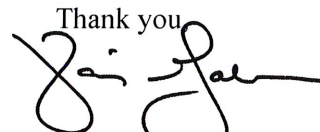
June 2, 2020

Mark Orozco
Development Services, City of Corpus Christi
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: Rancho Vista Subdivision Unit 18 (final plat) – Time Extension Request

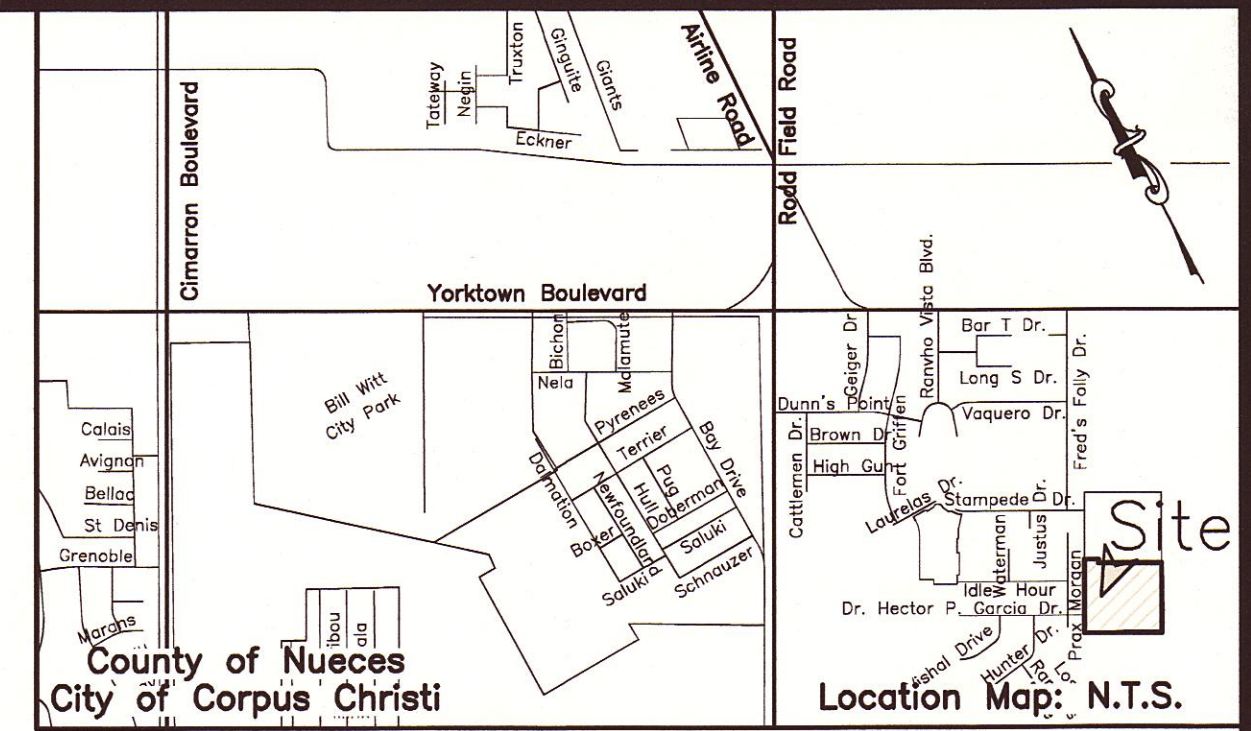
Mr. Orozco:

The final plat of Rancho Vista Subdivision Unit 18, is coming up for expiration on June 4, 2020. Shifting developer priorities has temporary postponed the start of this subdivision, but construction is anticipated to begin within the next six months. We, Urban Engineering, on behalf of Yorktown Oso Joint Venture, would like to request a time extension of six (6) months for the above referenced project. We have included a \$38.00 (No. 029473) for this request. Please feel free to call if you have any questions or comments.

Thank you

Xavier Galvan

Notes:

1. Total platted area contains 9.18 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.



Plat of
Rancho Vista Subdivision
Unit 18

*being 9.18 Acres of Land out of Lot 5, Section 24 and Lot 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; being the same Lands described as a 9.20 Acre Tract in a Warranty Deed from Gulfway Shopping Center to Yorktown Oso Joint Venture, recorded in Document No. ***** Official Public Records of Nueces County, Texas.*



State of Texas
County of Nueces

YORKTOWN OSO JOINT VENTURE, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: YORKTOWN OSO JOINT VENTURE

By: _____
FRED BRASELTON, Managing Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by FRED BRASELTON, as Managing Partner of YORKTOWN OSO JOINT VENTURE, on behalf of said JOINT VENTURE.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by YORKTOWN OSO JOINT VENTURE, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20_____.

By: AMERICAN BANK

By: _____
PHILLIP J. RITLEY, Senior Lending Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

William J. Green, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20_____.

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20_____, with its certificate of authentication was filed for record in my office the _____ day of _____, 20_____. At _____ O'clock _____M., and duly recorded the _____ day of _____, 20_____, at _____ O'clock _____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock _____M.
_____, 20_____

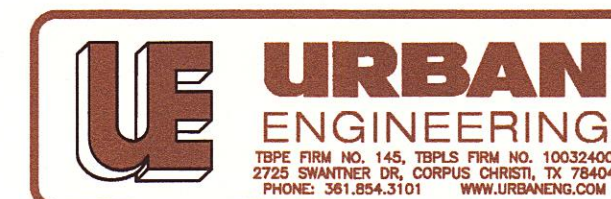
By: _____
Deputy

State of Texas
County of Nueces

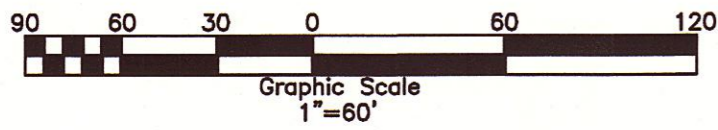
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____.

James D. Carr, R.P.L.S.
Texas License No. 6458

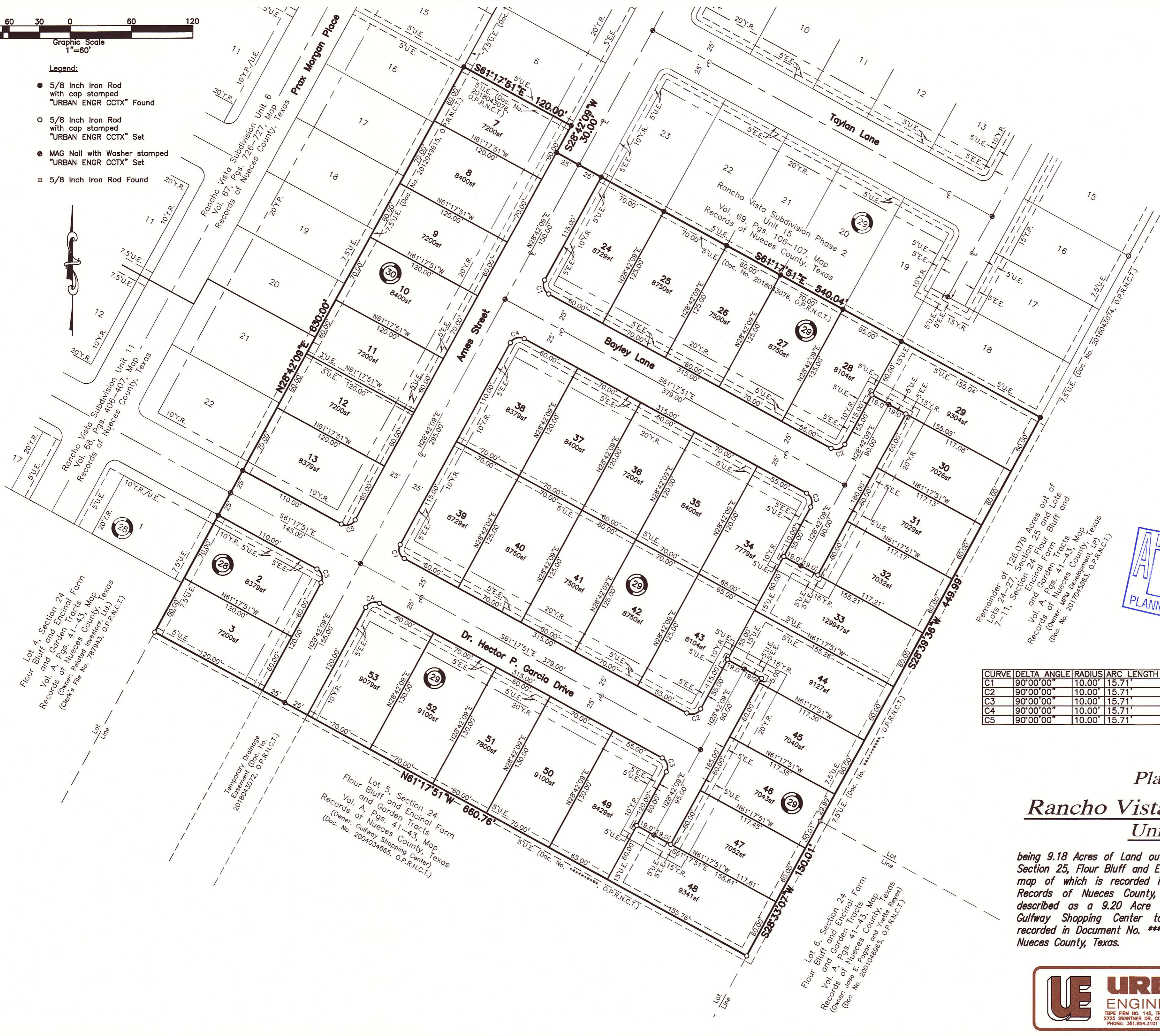


Submitted: 5/8/19
SCALE: None
JOB NO.: 41934.B9.01
SHEET: 1 of 2
DRAWN BY: XG
©2019 by Urban Engineering
urbansurvey1@urbaneng.com



Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found



Lot 4, Section 24
Flour Bluff and Encinal Farm
Records of Nueces County, Texas
(Owner: Related Investors Ltd, Texas
(Clark's File No. 78943, O.P.R.N.C.T.)

Temporary Drainage
Easement (Doc. No.
2018043072, O.P.R.N.C.T.)

Lot 5, Section 24
Flour Bluff and Encinal Farm
Records of Nueces County, Texas
(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

Lot 6, Section 24
Flour Bluff and Encinal Farm
Records of Nueces County, Texas
(Owner: Jose E. Pagan and Yvette Reyes)
(Doc. No. 2001046865, O.P.R.N.C.T.)

Remainder of 126.079 Acres out of
Lots 24-27, Section 25 and Lots
of Encinal Farm Bluff and
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: MPA Development, Lp)
(Doc. No. 2017055883, O.P.R.N.C.T.)



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	S16°17'51"E	14.14'
C2	90°00'00"	10.00'	15.71'	N73°42'09"E	14.14'
C3	90°00'00"	10.00'	15.71'	N16°17'51"W	14.14'
C4	90°00'00"	10.00'	15.71'	S73°42'09"W	14.14'
C5	90°00'00"	10.00'	15.71'	S73°42'09"W	14.14'

**Plat of
Rancho Vista Subdivision
Unit 18**

being 9.18 Acres of Land out of Lot 5, Section 24 and Lot 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; being the same Lands described as a 9.20 Acre Tract in a Warranty Deed from Gulfway Shopping Center to Yorktown Oso Joint Venture, recorded in Document No. ***** Official Public Records of Nueces County, Texas.



Revised: 9/9/19
Submitted: 5/8/19
SCALE: 1"=60'
JOB NO.: 41934.B9.01
SHEET: 2 of 2
DRAWN BY: XG
© 2019 by Urban Engineering
urbansurvey1@urbaneng.com

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
JUNE 24, 2020**

PROJECT: 18PL1030

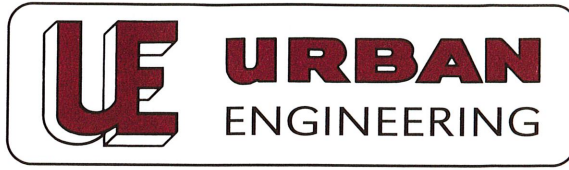
IHS PARK SPRINGS (PRELIMINARY – 10.19 ACRES)

Located west of Hazel Bazemore (CR 69) and south of Northwest Boulevard (FM 624).

Applicant: IHS Consultants, LP
Engineer: Urban Engineering

The applicant proposes to plat the property to develop four commercial lots.

The Planning Commission originally approved the above plat on June 13, 2018 (expiration date of June 13, 2020). This is the first request for a twenty-four-month time extension. The applicant states the developer has been trying to secure a buyer before installing the required sidewalk improvements.



June 2, 2020

Mark Orozco
Development Services, City of Corpus Christi
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: IHS Park Springs (Preliminary plat) – Time Extension Request

Mr. Orozco:

The preliminary plat of IHS Park Springs, is coming up for expiration on June 13, 2020. A final plat associated with this preliminary plat will expire on September 20, 2020. The developer has been trying to secure a buyer before installing the required sidewalk improvements. We, Urban Engineering, on behalf of IHS Consultants, LP, would like to request a time extension of twenty-four (24) months for the above referenced project. We have included a \$38.00 (No. 029474) for this request. Please feel free to call if you have any questions or comments.

Thank you,

A handwritten signature in black ink, appearing to read 'Xavier Galvan', is written over the typed name. The signature is fluid and cursive.

Xavier Galvan

STAFF REPORT

Case No. 0620-01
 INFOR No. 20ZN1012

Planning Commission Hearing Date: June 24, 2020

Applicant & Legal Description	<p>Owner: Camacho Resources, LLC. Applicant: Camacho Resources, LLC. Location Address: 7585 Leopard Street Legal Description: Being an 80.863 acre tract comprised of Tract 1, 4.00 acres described in deed recorded in Document No. 2014038168, Deed Records of Nueces County, Texas, Tract 2, 15.00 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, Tract 3, 20.00 acres described in a deed recorded in Document No. 2012013727, Deed Records of Nueces County, Texas, Tract 4, 15.85 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and Tract S, 25.00 acres described in a deed recorded in Document No. 2014035087, Deed Records of Nueces County, Texas, located along the south side of Leopard Street, east of Rhew Road, and west of Cathead Road.</p>			
Zoning Request	<p>From: "IL" Light Industrial District and "RMH" Manufactured Home District To: "IH" Heavy Industrial District Area: 80.863 acres Purpose of Request: To allow for the extraction of sand and dirt material and conduct concrete recycling.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial and "RMH" Manufactured Home	Vacant	Light Industrial
	<i>North</i>	"IL" Light Industrial	Public/Semi-Public and Light Industrial	Light Industrial
	<i>South</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>East</i>	"IL" Light Industrial	Vacant and Light Industrial	Light Industrial
	<i>West</i>	"IL" Light Industrial	Vacant and Light Industrial	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the "IH" Heavy Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the existing business is operating under a Special Permit and has not demonstrated a negative impact to surrounding uses. Map No.: 055046 City Council District: 1 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 250 feet of street frontage along Leopard Street which is designated as a “A2” Secondary Arterial Street, approximately 225 feet of street frontage along Sedwick Road which is designated as a “A1” Minor Arterial Street, and 900 feet of street frontage along Rhew Road which is designated as a “C3” Primary Collector Street. According to the Urban Transportation Plan, “A2” Secondary Arterial Streets can convey a capacity between 20,000 to 32,500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Leopard Street	“A2” Secondary Arterial	100’ ROW 54’ paved	152’ ROW 85’ paved	8,411 ADT (2014)
	Rhew Road	“C3” Primary Collector	75’ ROW 50’ paved	68’ ROW 44’ paved	N/A
	Sedwick Road	“A1” Minor Arterial	95’ ROW 64’ paved	60’ ROW 26’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IH” Heavy Industrial District to allow for the extraction of sand and dirt material and to conduct concrete recycling.

Development Plan: The subject property is 80.863 acres in size. The applicant has not submitted any specific plans. However, the existing Special Permit has allowed for the operations of extracting of sand and dirt materials since 2015.

Existing Land Uses & Zoning: The subject property is currently zoned “IL” Light Industrial District and “RMH” Manufactured Home District and consists of vacant land and an existing resource extraction site approved by Special Permit in constructed in 2015. The property was annexed in 1962. To the north across Leopard Street are vacant properties zoned “IL” Light Industrial District. To the south are vacant properties zoned “IL” Light Industrial District. To the east and west are industrial businesses zoned “IL” Light Industrial District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is unplatted.

Utilities:

Water: 8-inch ACP line located along Leopard Street.

Wastewater: 10-inch PVC line located along Rhew Road.

Gas: Not Available.

Storm Water: 15-inch line running to Leopard Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the “IH” Heavy Industrial is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the existing business is operating under a Special Permit and has not demonstrated a negative impact to surrounding uses with performance standards in place. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).

Department Comments:

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the existing business is operating under a Special Permit and has not demonstrated a negative impact to surrounding uses with the special permit's performance standards in effect.
- The original application for a Special Permit was for the continued use of the property as a resource extraction use, specifically the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations. Additionally, a concrete batching plant was operating on-site.
- Allowing the proposed heavy industrial use by Special Permit is appropriate at this location given the industrial zoning and uses of the surrounding area and the planned industrial uses in the Future Land Use Plan. However, the granting of the “IH” Heavy Industrial District would not be appropriate as the district allows additional uses by-right that are incompatible with surrounding uses.
- The application is consistent with the Special Permit review criteria set forth in the Unified Development Code Section 3.6.3 B.
- Permits from the Texas Commission on Environmental Quality (TCEQ) will ensure operations are conducted in an environmentally sound manner. Corpus Christi International Airport operations are protected through the Special Permit conditions addressing dust.
- The use of the land permitted through a Special Permit can be subject to a time limit to allow future review of the use and to ensure its compatibility with the neighborhood.
- The applicant plans to continue operations as deemed by the Special Permit for the purpose of site restoration, as per the conditions of the original Special Permit.

Staff Recommendation:

Denial of the change of zoning from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IH” Heavy Industrial District, in lieu thereof, approval of the “IL/SP” Light Industrial District with a Special Permit (SP) with the following conditions.

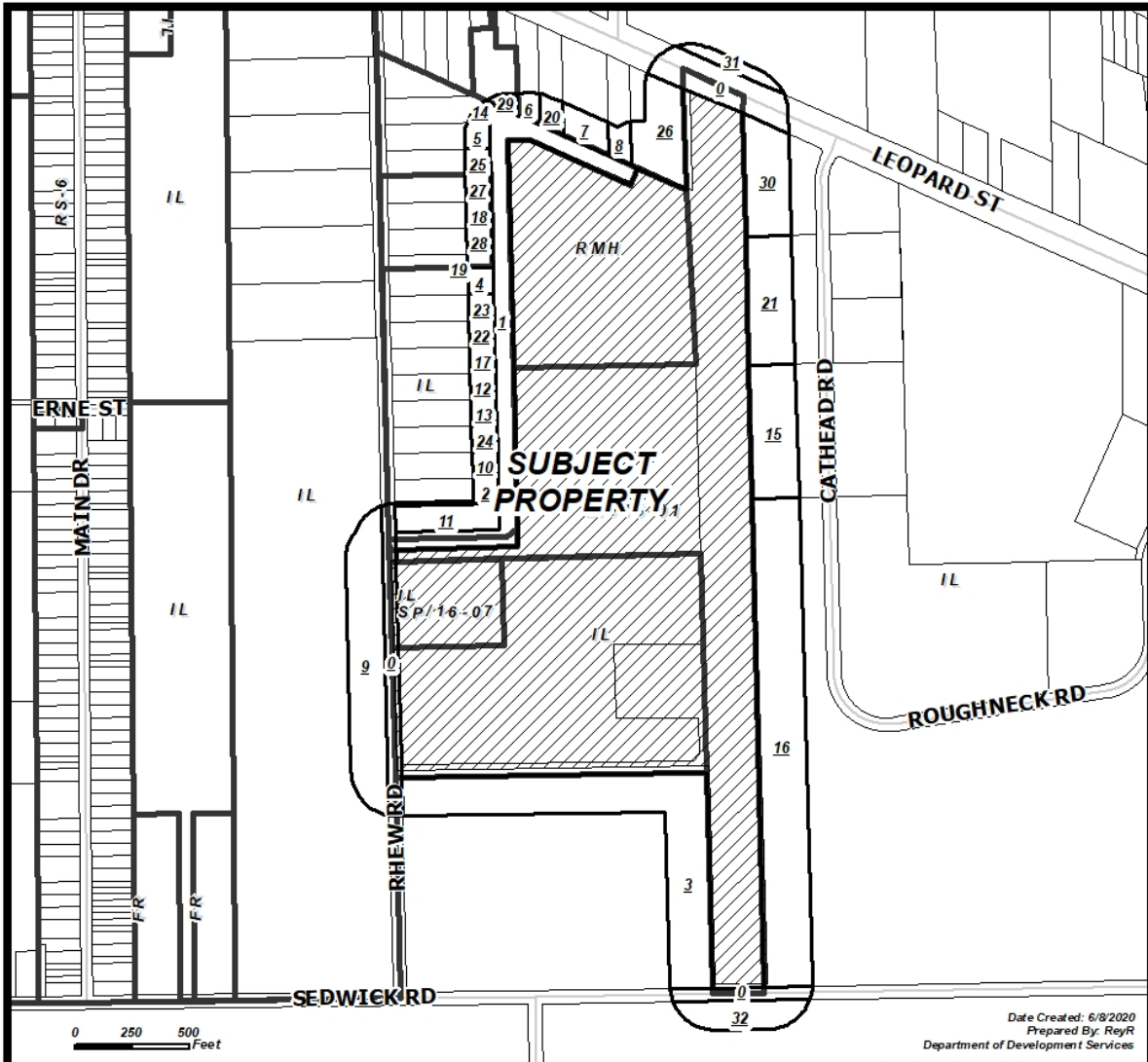
1. **Use Regulation:** The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations and a concrete recycling facility.
2. **Erosion and Dust Control:** Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
3. **Hours of Operation:** Hours of operation shall be limited to the hours between 6:00 A.M. and 6:00 P.M.
4. **Restoration:** The site shall be restored to pre-existing condition upon expiration of the Special Permit.
5. **Time Limit:** The Special Permit will expire in one year from the date of the approved ordinance unless an excavation permit application has been applied for. Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in ten years unless a time extension is approved by the City Council or upon termination of the excavation permit.

Public Notification	Number of Notices Mailed – 32 within 200-foot notification area 6 outside notification area
	<u>As of June 19, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 4 inside notification area – 0 outside notification area
Totaling 2.24% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

[https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING CASES/2020/0620-01 Camacho Resources, LLC/PC Documents/PC Report - Camacho Resources, LLC.docx](https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING%20CASES/2020/0620-01%20Camacho%20Resources,LLC/PC%20Documents/PC%20Report%20-%20Camacho%20Resources,LLC.docx)

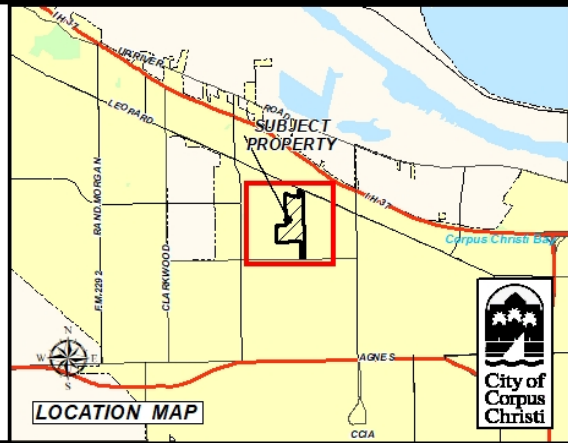


Date Created: 6/8/2020
Prepared By: ReyR
Department of Development Services

CASE: 0620-01
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 Owners within 200' listed on attached ownership table



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0620-01**

Camacho Resources, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the **"IL" Light Industrial District and "RMH" Manufactured Home District** to the **"IH" Heavy Industrial District, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

7585 Leopard Street and described as being an 80.863 acre tract comprised of Tract 1, 4.00 acres described in deed recorded in Document No. 2014038168, Deed Records of Nueces County, Texas, Tract 2, 15.00 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, Tract 3, 20.00 acres described in a deed recorded in Document No. 2012013727, Deed Records of Nueces County, Texas, Tract 4, 15.85 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and Tract 5, 25.00 acres described in a deed recorded in Document No. 2014035087, Deed Records of Nueces County, Texas, located along the south side of Leopard Street, east of Rhew Road, and west of Cathead Road.

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Printed Name: Greg Worley
Address: PO Box 60089 City/State: CC TX 78466
() IN FAVOR (X) IN OPPOSITION Phone: 852 2258
REASON: X
Signature: Greg Worley

SEE MAP ON REVERSE SIDE
INFOR Case No.: 202N1012
Property Owner ID: 10

Case No. 0620-01
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: GREG WORLEY
Address: PO Box 60089 City/State: Corpus Christi TX 78466
() IN FAVOR (X) IN OPPOSITION Phone: 361-852-8858
REASON: [Signature]
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1012
Property Owner ID: 12

Case No. 0620-01
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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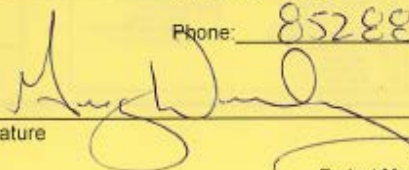
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REASON:


Signature

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Property Owner ID: 13

Case No. 0620-01
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Camacho Resources, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the **"IL" Light Industrial District and "RMH" Manufactured Home District** to the **"IH" Heavy Industrial District, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

7585 Leopard Street and described as being an 80.863 acre tract comprised of Tract 1, 4.00 acres described in deed recorded in Document No. 2014038168, Deed Records of Nueces County, Texas, Tract 2, 15.00 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, Tract 3, 20.00 acres described in a deed recorded in Document No. 2012013727, Deed Records of Nueces County, Texas, Tract 4, 15.85 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and Tract 5, 25.00 acres described in a deed recorded in Document No. 2014035087, Deed Records of Nueces County, Texas, located along the south side of Leopard Street, east of Rhew Road, and west of Cathead Road.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, June 24, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Greg Worley

Address: PO. Box 60089 City/State: CC TX 78466

() IN FAVOR IN OPPOSITION REASON: Phone: 852 8858

Greg Worley
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No. : 20ZN1012
Property Owner ID: 24

Case No. 0620-01
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Zoning Case #0620-03

Camacho Resources, LLC.
Rezoning for a Property at 7585 Leopard Street
From "IL" and "RMH" To "IH"

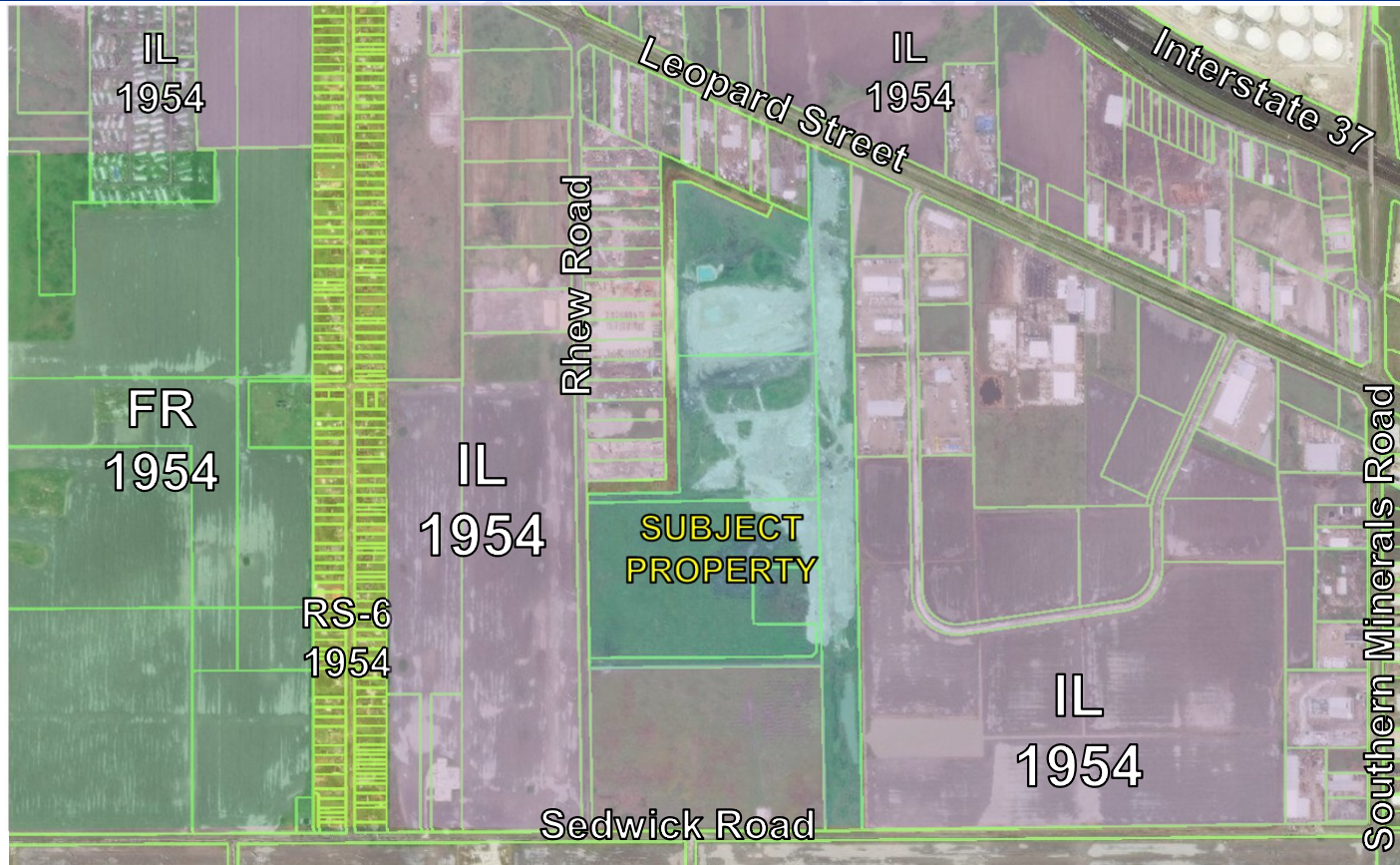


Planning Commission
June 24, 2020

Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
IH to IL: Type A: 10-feet & 5-points

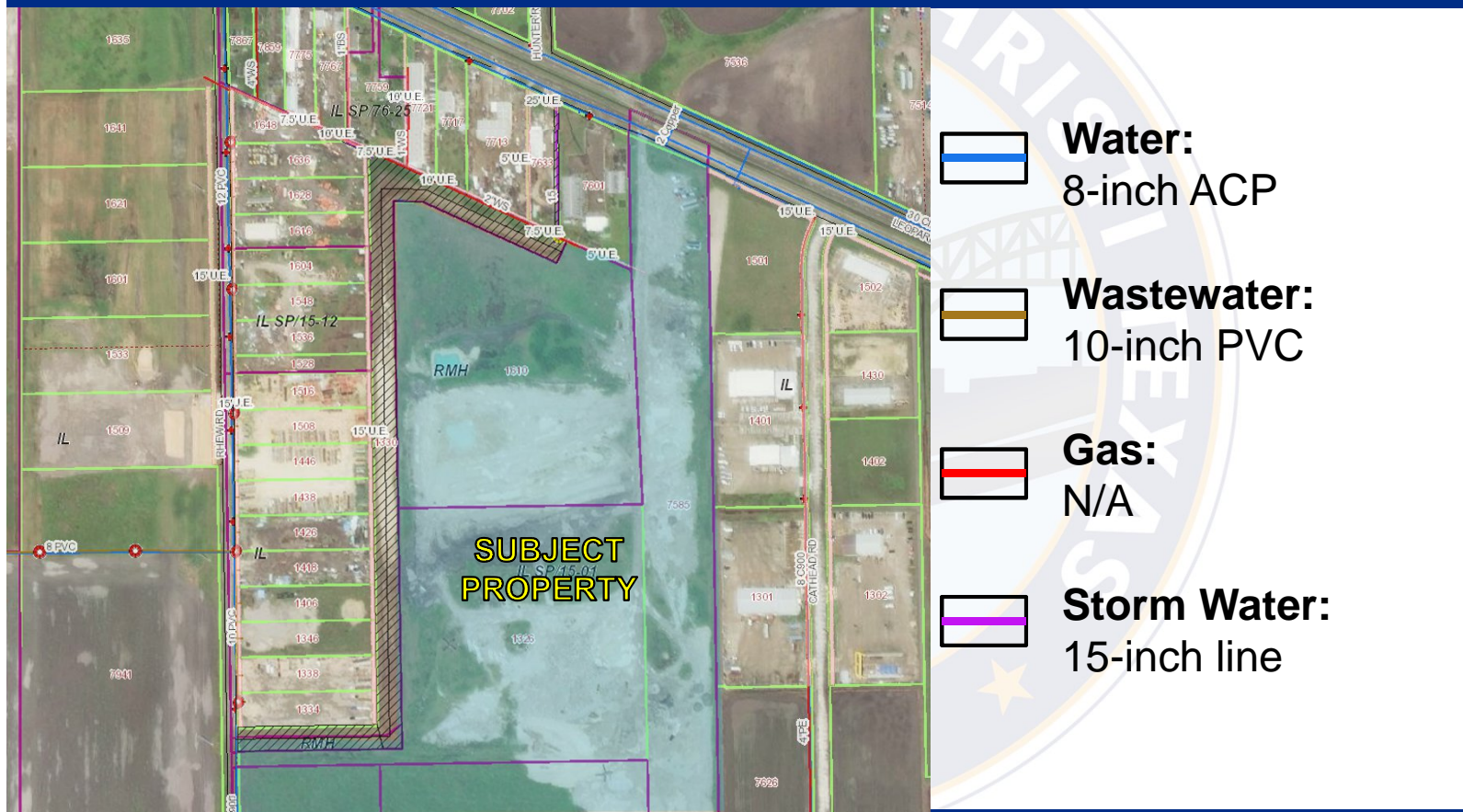
Setbacks:
Street: 20 feet
Side & Rear: 0 feet

Parking:
1:700 GFA (Office)
1:2,500 GFA (Indoor Storage)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Offices, Medical, Restaurants, Retail, Light Industrial, and Social Service.

Utilities



Public Notification

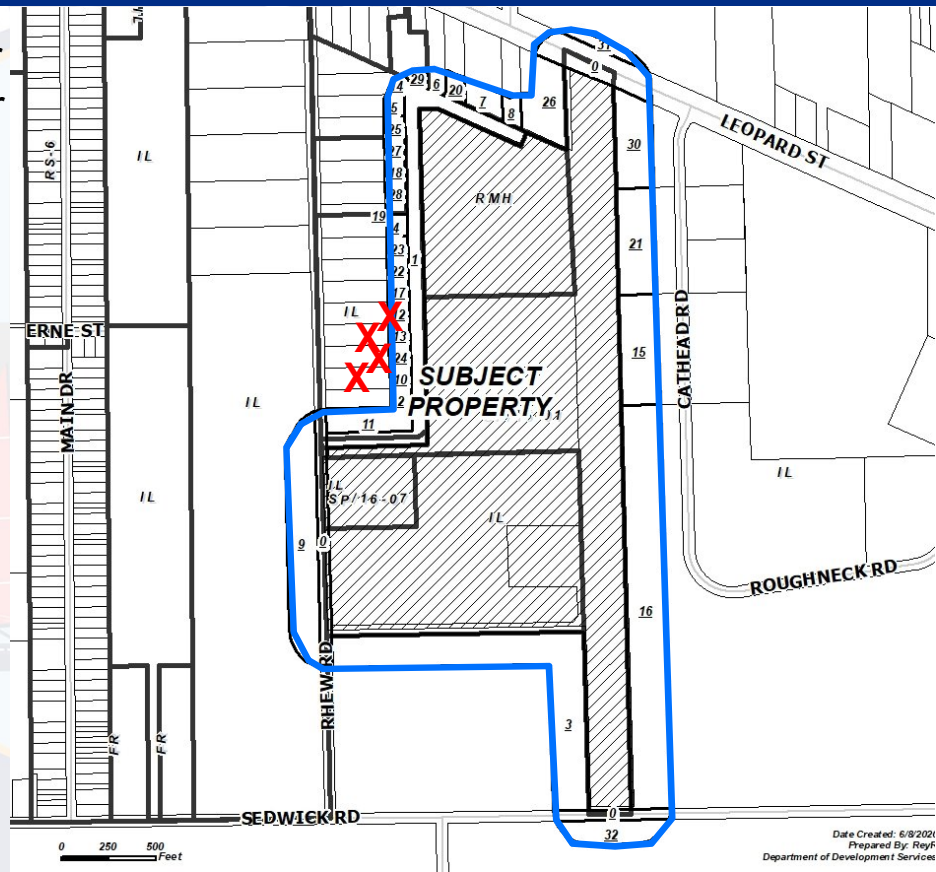
32 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 4 (2.24%)



In Favor: 0



Staff Recommendation

Denial of the
“IH” Heavy Industrial District

In lieu thereof,

Approval of the “IL/SP” Light Industrial
District with a Special Permit

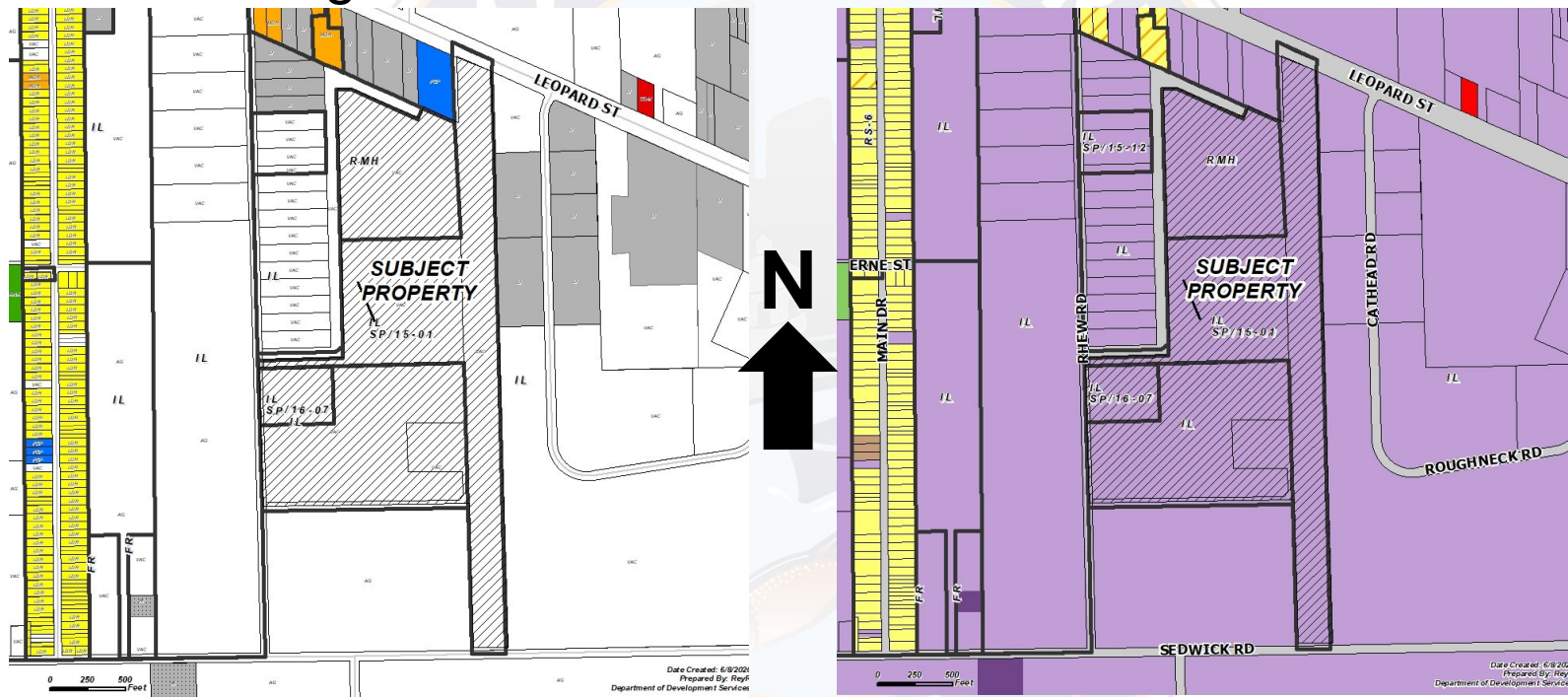
SP Conditions

1. Use Regulation: The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations and a concrete recycling facility.
 2. Erosion and Dust Control: Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
 3. Hours of Operation: Hours of operation shall be limited to the hours between 6:00 A.M. and 6:00 P.M.
 4. Restoration: The site shall be restored to pre-existing condition upon expiration of the Special Permit.
 5. Time Limit: The Special Permit will expire in one year from the date of the approved ordinance unless an excavation permit application has been applied for. Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in ten years unless a time extension is approved by the City Council or upon termination of the excavation permit.
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Land Use

Existing Land Use

Future Land Use



Subject Property, South on Leopard Street



Subject Property

Leopard Street, West of Subject Property



Leopard Street, North of Subject Property



Leopard Street, East of Subject Property



Subject Property