



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, April 1, 2020

5:30 PM

Council Chambers

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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 City Council. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the Planning Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of Board prior to voting on measures for that meeting. 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 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](http://cctexas.com/departments/city-secretary).
- IV. Approval of Absences: Commissioner Hovda

**V. Consent Public Hearing: (Items A & B) - Discussion and Possible Action****A. Plats****New Plats**

1. [20-0442](#)      **20PL1008**  
OLIVEIRA COMPOUND, BLOCK 1, LOTS 1A, 1B, 1C & 1D  
(PRELIMINARY - 21.15 ACRES)  
Located north of Northwest Boulevard west of Wildcat Drive.  
**Attachments:** [CoverPg-OliveiraCompound\\_04.1.20MTG](#)  
[Oliveira Compound Resolution.R1](#)  
[Oliveira Compound.R1](#)
  
2. [20-0443](#)      **20PL1013**  
MAHAN ACRES, BLOCK 1, LOT 19R (FINAL REPLAT - 0.731 ACRES)  
Located east of Kostoryz Road and north of Foley Drive.  
**Attachments:** [CoverPg-MahanAcres\\_04.1.20MTG](#)  
[Mahan Acres Resolution R1\\_3-05-20](#)  
[Mahan Final Replat R1\\_3-05-20](#)
  
3. [20-0444](#)      **20PL1015**  
LAKE PADRE SOUTH, BLOCK 3, LOTS 1BR, 1S, 1T (REPLAT - 7.2  
ACRES)  
Located west of Windward Drive and north of Whitecap Boulevard.  
**Attachments:** [CoverPg-LakePadreSouth\\_04.1.20MTG](#)  
[Resolution comments- Lake Padre South.R1](#)  
[Lake Padre South.R1](#)
  
4. [20-0445](#)      **18PL1133**  
VILLAGE AT GREENWOOD (FINAL - 4.7 ACRES)  
Located north of Saratoga Boulevard and east of Greenwood Drive.  
**Attachments:** [CoverPg-VillageatGreenwood\\_04.1.20MTG](#)  
[ResolutionComm-VillageatGreenwoodR2](#)  
[Village at Greenwood\\_Final Plat.R2](#)

**Time Extensions**

5. [20-0447](#)      **17PL1042**  
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)  
Located on the northeast side of Granada Drive and west of Leeward Drive.  
**Attachments:** [TimeExt\\_PadreHarborUnit1-04.1.20PCMTg](#)  
[1st\\_TimeExtRegltr-02.22.18](#)

[2nd Time Extension Request Letter.9-06-18](#)

[3rd Time Extension Request Letter.3-15-19](#)

[4th Time Extension Request Letter.9-04-19](#)

[5th TimeExtReqLtr.3-19-20](#)

6. [20-0448](#) **18PL1077**  
**PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)**  
Located south of SH 361 and east of South Padre Island Drive (Park Road 22).

**Attachments:** [TimeExt, PadreHarborUnit1- 04.1.20PCMtq](#)

[ExtReq#1](#)

[ExtReq#2](#)

[ExtReq#3](#)

7. [20-0450](#) **18PL1102**  
**THE LAKES AT NORTHWEST UNIT 2 (FINAL - 22.23 ACRES)**  
Located west of FM 1889 and south of Northwest Boulevard (FM 624).

**Attachments:** [TimeExt, LakesNorthwest-04.1.209PCMtq](#)

[Plat Extension request 3 23 2020](#)

[THELAKESNORTHWESTUNIT2\\_PCAPPRVDPLAT04.03.19](#)

[18PL1102 Time Extension Req](#)

B. **New Zoning**

8. [20-0446](#) **Public Hearing - Rezoning Property at or near 14206 Leos Court**

**Case No. 0320-03 - Mostaghasi Investment Trust:** Ordinance rezoning property at or near 14206 Leos Court (located along Leos Court, west of County Road 69, and south of Northwest Boulevard (FM 624), east of Rodd Field Road, and west of Lexington Road), from the "CN-1" General Commercial District to the "RS-6" Single-Family 6 District.

**Attachments:** [PC Presentation - Mostaghasi Investment Trust](#)

[PC Report - Mostaghasi Investment Trust](#)

VI. **Director's Report**

VII. **Items to be Scheduled**

VIII. **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.**