



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, April 22, 2015

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Election of Vice Chairman

III. Absences

None

IV. Approval of Minutes

1. [15-0393](#) Regular Meeting of April 8, 2015

Attachments: [040815PCMins](#)

V. Public Hearing Agenda Items - Discussion & Possible Action

A. Plats

New Plats

2. [15-0394](#) 0115001-NP001 (15-21000001)
KENSINGTON GARDENS, O.C.L. (FINAL - 48.714 ACRES)
Located south of FM 43 and west of County Road 47.

Attachments: [TRCPlatRequirements.Kensington Gardens, O.C.L. \(Final\).042215PCMTg](#)
[Kensington Gardens.OCL.R2.041015](#)

3. [15-0395](#) 0215018-NP012 (15-21000006)
STONY BROOK UNIT 4 (FINAL - 10.265 ACRES)
Located south of Yorktown Boulevard and west of South Staples Street
(FM 2444).

Attachments: [TRCPlatRequirements.Stony Brook Unit 4 \(Final\).042215PCMTg](#)
[Stony Brook Unit 4- Plat R2](#)

4. [15-0396](#) 0215025-NP019 (15-23000007)
STONEGATE SOUTH SUBDIVISION UNIT 2, BLOCK A, LOT 1-RR
(FINAL REPLAT - 0.51 ACRE)
Located at the northwest corner of Holly Road and Everhart Road.

Attachments: [TRCPlatRequirements.Stonegate South Subdivision Unit 2, Blk A, Lt 1-RR \(Final\).042215PCMTg](#)
[Stonegate South Subdivision Unit 2, Block A, Lot 1-RR](#)

5. [15-0397](#) 0315032-NP026 (15-20000003)
HOLLY MARKET SUBDIVISION (PRELIMINARY - 40.00 ACRES)
Located at the southeast corner of Holly Road and Rodd Field Road (SH 357).

Attachments: [TRCPlatRequirements.Holly Market Subdivision \(Preliminary\).042215PCMtq](#)
[Holly Market Subdivision, Lots 1, 2, 3, 4 & 5- Preliminary Plat](#)

Time Extension

6. [15-0398](#) 0814112-NP091 (14-21000023)
NUECES RIVER IRRIGATION PARK, TRACT 9, BLOCK 1, LOT 1
(FINAL - 16.17 ACRES)
Located west of Interstate Highway 69 and south of County Road 52.

Attachments: [TimeExtensions.Nueces River Irrigation Park, Tract 9, Blk 1, Lt 1, OCL \(Final\).0](#)
[Letter of Request \(Nueces River Irrigation Park, Tract 9, Blk 1, Lt 1, OCL \(Final\)](#)
[Approved Plat](#)

B. Zoning

New Zoning

7. [15-0399](#) Case No. 0415-05 - AAF-Vantage at Corpus Christi, Inc.: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to medium density residential. Property is described as being 19.74 acres out of the remainder of a 20.26 acre tract described as Parcel 5 in a Special Warranty Deed from William E. McKinzie, Jr. to William E. McKinzie, Jr. Family Limited Partnership, located on the south side of Up River Road between Deer Run Drive and Carbon Plant Road.

Attachments: [0415-05 PC Report - AAF-Vantage](#)
[0415-05 Powerpoint Presentation - AAF-Vantage](#)

8. [15-0400](#) Case No. 0415-06 - GMG Partners, LP: A change of zoning from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit for Resource Extraction, not resulting in a change to the Future Land Use Plan. The Special Permit is requested to allow the extraction of sand and gravel. Property is described as being 34.12 acres out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard and north of Bates Drive.

Attachments: [0415-06 PC Report - GMG Partners, LP](#)
[0415-06 Powerpoint Presentation - GMG Partners, LP](#)

9. [15-0401](#) Case No. 0415-07 - Staples Development, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from low

density residential to medium density residential. Property is described as being a 15.125 acre tract of land out of a portion of Lots 13 and 14, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Timbergate Drive approximately 1,300 feet east of South Staples Street.

Attachments: [0415-07 PC Report - Staples Development, LLC](#)

[0415-07 Powerpoint Presentation - Staples Development, LLC](#)

10. [15-0402](#) Case No. 0415-08 - Corpus Bayside Investments, LLC: A change of zoning from the "CG-1" General Commercial District to the "IL" Light Industrial District. Property is described as being Lot 15, Block 2, Flour Bluff Estates #2, located at the northwest corner of Scotland Drive and Naval Air Station Drive.

Attachments: [0415-08 PC Report - Corpus Bayside Investments](#)

[0415-08 Powerpoint Presentation - Corpus Bayside Investments](#)

VI. Director's Report

VII. Items to be Scheduled

VIII. Adjournment