



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, December 13, 2017

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [17-1531](#) Regular Meeting Minutes of November 15, 2017

Attachments: [MeetingMinutes11.15.17.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [17-1532](#) **0116004-P001 (16-22000001)**
THE VINEYARDS UNIT 4, BLOCK 1, LOT 2 (FINAL - 13.28 ACRES)
Located south of Saratoga Boulevard (State Highway 357) and east of Airline Road.

Attachments: [CoverPage-TheVineyardsUnit4 - 12.13.17PCMTG.pdf](#)

[The Vineyards- Responses.pdf](#)

[The Vineyards Unit Four, Blk 1, Lot 3 \(Final\).pdf](#)

3. [17-1533](#) **17PL1085**
ROLLING ACRES UNIT NO. 3 (FINAL - 9.944 ACRES)
Located south of Up River Road and west of WagonWheel.

Attachments: [CoverPage-RollingAcresUnit3 - 12.13.17PCMTG.pdf](#)

[Rolling Acres Unit No. 3.Comment Resolution.R1.pdf](#)

[Rolling Acres No. 3.Final.R2.pdf](#)

4. [17-1534](#) **17PL1090**
GRAHAM ESTATES- PHASE I (FINAL - 7.91 ACRES)
Located west of Waldron Road and south of Graham Road.

Attachments: [CoverPage-GrahamEstates - 12.13.17PCMTG.pdf](#)

[\(Plat Review Comments Resolution\) Graham Estates - V2.pdf](#)

[FINAL PLAT of Graham Estates - PHASE 1.pdf](#)

5. [17-1536](#) **17PL1115**
MAPLE HILLS UNIT 7 PHASE TWO (FINAL - 5.815 ACRES)
South of Up River Road and east of McKinzie Road (FM3386).
- Attachments:** [CoverPage-MaplesHillsUnit7 - 12.13.17PCMTG.pdf](#)
[Maple Hills Unit 7.Phase 2.Comment Resolution.R1.pdf](#)
[Maple Hills Unit 7.Phase 2.Final.R1.pdf](#)
6. [17-1537](#) **17PL1122**
RODD VILLAGE BLOCK 2, LOT 11 (REPLAT - 3.508 ACRES)
Located south of Yorktown Boulevard between Bay Drive and Malamute Road.
- Attachments:** [CoverPage-RoddVillage - 12.13.17PCMTG.pdf](#)
[Rodd Village Blk 2, Lt 11.Resolution Comments.R2.pdf](#)
[Rodd Village Blk 2, Lt 11.R2.11-20-17.pdf](#)
7. [17-1538](#) **17PL1096**
PARK PID UUNIT 1 (FINAL - 18.86 ACRES)
Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.
- Attachments:** [CoverPage-ParkPID - 12.13.17PCMTG.pdf](#)
[\(Plat Review Comments & Resolution\) Park PID- V2.pdf](#)
[Park PID Unit 1- PLAT.pdf](#)
8. [17-1539](#) **17PL1129**
WALDRON ROAD SUBDIVISION, BLOCK 1, LOT 2 (FINAL - 8.038 ACRES)
Located South of Graham Road and east of Waldron Road.
- Attachments:** [CoverPage-WaldronRdSub - 12.13.17PCMTG.pdf](#)
[Waldron Subdivision, Blk 1, Lt 2.Comment Resolution.R1.pdf](#)
[Waldron Road Subdivision, Blk 1, Lt 2.R2.pdf](#)
9. [17-1540](#) **17PL1133**
PRIOUR TRACT LOT F (FINAL - 0.739 ACRES)
Located east of 19th Street and north of Comanche Street.
- Attachments:** [CoverPage-PriourTract - 12.13.17PCMTG.pdf](#)
[Priour Tract Lot F.Comment Resolution.R1.pdf](#)
[Prior Tract Lot F.Final.R1.pdf](#)

10. [17-1541](#) **17PL1080**
PADRE ISLAND NO. 1, BLOCK 20, LOT 1R (FINAL - 2.06 ACRES)
Located south of Las Tunas Drive and east of South Padre Island Drive (Park Road 22).

Attachments: [CoverPage-PadreislandNo.1 - 12.13.17PCMTG.pdf](#)
[Res Comments-Padre Island No 1 Blk 20 Lot 1R.pdf](#)
[Padre Island No 1 Blk 20 Lot 1R \(Final\).pdf](#)

11. [17-1542](#) **17PL1131**
GRANGE PARK UNIT 2 (FINAL - 10.47 ACRES)
Located south of Amethyst Drive and east of Slough Road.

Attachments: [CoverPage-GrangeParkUnit2 - 12.13.17PCMTG.pdf](#)
[Grange Park Unit 2.Comment Resolution.R1.pdf](#)
[GRANGE PARK UNIT 2.Final.R1.pdf](#)

12. [17-1535](#) **17PL1108**
RANCHO VISTA PHASE II (PRELIMINARY - 65.21 ACRES)
Located south of Yorktown Boulevard and east of Fred's Folly.

Attachments: [CoverPage-RanchoVistaPrelimPHII - 12.13.17PCMTG.pdf](#)
[Rancho Vista Phase 2- Responses.pdf](#)
[RanchoVista Phase II- Prelim.pdf](#)

B. **Zoning**

New Zoning

13. [17-1544](#) **Case No. 1217-02 - Dorsal Development, LLC:** A change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District. The property to be rezoned is described as being a 19.398 acre tract of land, more or less, a portion of Lot 8, Section 25 and a portion of Lots 1 and 2, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located north of Yorktown Boulevard, east of Rodd Field Road, and west of Roscher Road.

Attachments: [Staff Report 1217-02 Dorsal Development, LLC..pdf](#)
[1217-02 Power Point - Dorsal Development, LLC..pptx](#)

C. Presentation

14. [17-0633](#) Briefing on the Proposed Annexation Policy

Attachments: [Agenda Memo PC- Annexation Policy.pdf](#)
[2017-12-13 Proposed Annexation Policy PC Briefing.pdf](#)

IV. Director's Report

V. Items to be Scheduled

VI. Adjournment