



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, January 10, 2018

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [18-0031](#) Regular Meeting Minutes of December 13, 2017
Attachments: [MeetingMinutes29-Dec-2017-10-38-36.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [18-0021](#) **041053-P011 (15-22000015)**
MANHATTAN ESTATES UNIT 7 (FINAL - 16.607 ACRES)
Located north of Lipes Boulevard and east of Bronx Avenue.
Attachments: [CoverPage-ManhattanEstates - 01.10.18PCMTG.pdf](#)
[Manhattan Estates Unit 7.Revised.R3.pdf](#)
3. [18-0022](#) **17PL1069**
SWAN VILLAGE - PREVIOUSLY WESTSIDE ESTATES (PRELIMINARY - 136.019 ACRES)
Located south of FM 2444 and east of CR 43.
Attachments: [Swan Village.Resolution Comments - V2.R1.pdf](#)
[CoverPage-SwanVillage - 01.10.18PCMTG.pdf](#)
[Swan Village. Preliminary Plat.R3.pdf](#)
4. [18-0023](#) **17PL1121**
STARLIGHT ESTATES UNIT 2 (FINAL - 8.29 ACRES)
Located south of Yorktown Boulevard and east of Fred's Folly Road.
Attachments: [CoverPage-StarlightEstates - 01.10.18PCMTG.pdf](#)
[Starlight Estates Unit 2. Resolution Comments.doc](#)
[Starlight Estates Unit 2.Final.R2.pdf](#)

5. [18-0024](#) **17PL1127**
GEMINI SUBDIVISION, BLOCK 4, LOT 4R (FINAL - 14.10 ACRES)
Located north of Bear Lane and east of North Padre Island Drive.
- Attachments:** [CoverPage-GeminiSub - 01.10.18PCMTG.pdf](#)
[Gemini Subdivision.Resolution Comments.R1.pdf](#)
[Gemini Subdivision, Block 4, Lot 4R.Final.R1.pdf](#)
[L4R GEMINI REPLAT PG2.pdf](#)
6. [18-0025](#) **17PL1135**
CAYO DEL OSO SUB. SEC. 2, BLK 1, LOTS 27- 41 & BLK 7, LOTS 2 - 9; CAYO DEL OSO SUB. SEC. 1, RESUBDIVISION NO. 1, BLK 7, LOT 1R (FINAL - 5.541 ACRES)
Located south of Oso Parkway and east of Rodd Field Road.
- Attachments:** [CoverPage-CayoDelOso - 01.10.18PCMTG.pdf](#)
[Cayo Del Oso Sub Section 2. Comment Resolution.R2.pdf](#)
[Cayo Del Oso Sub Section 2 Section.Final.R2.pdf](#)
7. [18-0026](#) **17PL1136**
KING'S POINT UNIT 6, BLOCK 1, LOT 1A & 1B (REPLAT - 6.86 ACRES)
Located north of Yorktown Boulevard and east of Gingerberry Drive.
- Attachments:** [CoverPage-KingsPoint - 01.10.18PCMTG.pdf](#)
[King's Point Unit 6.Resolution Comments.R1.pdf](#)
[King's Point Unit 6.Replat.R1.pdf](#)
8. [18-0027](#) **17PL1137**
CORPUS BEACH HOTEL ADDITION, BLOCK I, LOT 88R (REPLAT - 1.03 ACRES)
Located North Shoreline Boulevard between Golf Place and Kleberg Place.
- Attachments:** [CoverPage-CorpusBeachHotelAddition - 01.10.18PCMTG.pdf](#)
[Corpus Beach Hotel Addition.Comment Resolution.R2.pdf](#)
[Corpus Beach Hotel Addition.Replat.R2.pdf](#)
9. [18-0028](#) **17PL1143**
CAYO DEL OSO TOWNHOMES, BLOCK 27, LOT 7 (FINAL - 5.824 ACRES)
Located south of Oso Parkway and east of Rodd Field Road.
- Attachments:** [CoverPage-CayoDelOsoTOWNHOMES - 01.10.18PCMTG.pdf](#)
[Cayo Del Oso Townhomes.Comment Resolution.R2.pdf](#)

[Cayo Del Oso Townhomes.Final.R2.pdf](#)

10. [18-0029](#) **17PL1147**
RANCHO VISTA SUBDIVISION PHASE 2 UNIT 15 (FINAL - 9.01 ACRES)
Located south of Yorktown Boulevard and east of Fred's Folly.

Attachments: [CoverPage-RanchoVistaPHIIUnit15 - 01.10.18PCMTG.pdf](#)
[Resolution comments.pdf](#)
[Ranch Vista Phase 2 Unit 15.Final.R2.pdf](#)

11. [18-0045](#) **17PL1146**
VILLAGE AT HENDERSON APARTMENT & INCARNATE WORD
SUBDIVISION (PRELIMINARY - 21.32 ACRES)
Located west of South Staples Street and south of Lipes Boulevard.

Attachments: [CoverPage-VillageHendersonAptIncWardSub - 01.10.18PCMTG.pdf](#)
[Resolution Comments- Village@Henderson & Incarnate Word.pdf](#)
[Village at Henderson Apts and Incarnate Word Sub.R2.Preliminary Plat.pdf](#)

Time Extension

12. [18-0030](#) **17PL1048**
WATER'S EDGE AT KITTY HAWK UNIT 2 (FINAL - 15.524 ACRES)
Located south of Staples Street (FM 2444) and west of Kitty Hawk Drive.

Attachments: [TimeExtReq- WatersEdgeKittyHawk - 01.10.18PCMTg.pdf](#)
[TimeExtRequestLtr.pdf](#)
[WATER'S EDGE AT KITTY HAWK UNIT 2 APPROVED PLAT.pdf](#)

B. Zoning

New Zoning

13. [18-0036](#) **Case No. 1117-01 - GMG Partners, LP:** A "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit for Resource Extraction, The Special Permit is requested to allow the extraction of sand and gravel. The property to be rezoned is described as being a 32.10 acre tract out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 44).

Attachments: [Staff Report_1117-01_GMG Partners, LP. with Exhibits.pdf](#)
[1117-01 Power Point - GMG Partners, LP..pptx](#)

14. [18-0037](#) **Case No. 1217-01 - Rey Ramos:** A change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District. The property to be rezoned is described as Woodlawn Estates, Block 5, Lot 1, located on the north side of Williams Drive, east of Airline Road, and west of Rodd Field Road.

Attachments: [Staff Report 1217-01 Rey Ramos.pdf](#)
[1217-01 Power Point - Rey Ramos.pptx](#)

15. [18-0038](#) **Case No. 0118-02 - ERF Real Estate, Inc:** A change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District. The property to be rezoned is described as being a 5.512 acre tract out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Richter Street, west of Kostoryz Road, and east of Ayers Street.

Attachments: [Staff Report 0118-02 ERF Real Estate with Exhibit.pdf](#)
[0118-02 PowerPoint - ERF Real Estate.pptx](#)

IV. **Director's Report**

V. **Items to be Scheduled**

VI. **Adjournment**