



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final Planning Commission

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Wednesday, April 9, 2014

5:30 PM

Council Chambers

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

**II. Approval of Absences**

*Philip Ramirez, Marco Castillo, Marsha Williams*

**III. Approval of Minutes**

[14-00401](#) Regular Meeting of March 26, 2014

**Attachments:** [03.26.14PCMins.pdf](#)

**IV. Public Hearing Agenda Items**

**A. Plats**

**New Plats**

[14-00402](#) 1213169-NP113 (13-21000043)  
RODD EAST ADDITION, BLOCK 17, LOTS 10A & 11A  
(FINAL REPLAT - 3.2 ACRES)  
Located on the southeast corner of Rodd Field Road  
(SH 357) and Wooldridge Road.

**Attachments:** [TRCPlatRequirements.Rodd East Addition, Blk 17, Lots 10A & 11A.040914PCM](#)  
[RODD EAST ADDITION, LOTS 10A & 10B, BLOCK 17 - NON-PUBLIC.pdf](#)

[14-00405](#) 0314041-NP031 (14-20000001)  
WESTPOINT CROSSING  
(PRELIMINARY - 111.52 ACRES)  
Located at the southwest intersection of Old Brownsville  
Road (FM 665) and South Padre Island Drive (SH 358).

**Attachments:** [TRCPlatRequirements.Westpoint Crossing \(Preliminary\).040914PCMTg.pdf](#)  
[WESTPOINT CROSSING PRELIMINARY PLAT 4-1-14.R2.pdf](#)

[14-00407](#) 0314043-NP033 (14-20000002)  
THE VINEYARDS UNIT 4  
(PRELIMINARY - 44.34 ACRES)  
Located east of Airline Road and south of  
Saratoga Boulevard (SH 357).

**Attachments:** [TRCPlatRequirements.The Vineyards Unit 4 \(Preliminary\).040914PCMtg.pdf](#)  
[VINEYARDS 4 PRELIMINARY PLAT 4-1-14.R2.pdf](#)

## B. Zoning

### New Zoning

[14-00395](#) Case 0414-01 - Klatt Thomas, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "ON" Office District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to office uses. The property to be rezoned is described as Lot 22, River Forest Acres, located along the northwest side of Interstate Highway 69, between Teague Lane and Cornett Road.

**Attachments:** [0414-01 Report for PC, Klatt Thomas, LLC.pdf](#)  
[PPT Klatt Thomas, LLC.pdf](#)

[14-00396](#) Case 0414-02 - Peterson Properties, Ltd.: A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, resulting in a partial change to the Future Land Use Plan from light industrial to commercial uses. The property to be rezoned is described as being a 118.30-acre tract of land out of Lots 9, 10, 11, 14, 15 and 16, Section 5, Range VIII of the Gugenheim and Cohn's Farm Lots, located between Old Brownsville Road (FM 665), South Padre Island Drive (SH 358) and West Point Road.

**Attachments:** [0414-02 Report for PC, Peterson Properties, Ltd..pdf](#)  
[PPT Peterson Properties, Ltd..pdf](#)

[14-00397](#) Case 0414-04 - BCH Investment Group, LLC: A change of zoning from the "RM-2" Multifamily 2 District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from multifamily to commercial uses. The property to be rezoned is described as being a 8.080-acre tract of land out of Lots 23 and 24, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the west side of South Staples Street (FM 2444), approximately 400 feet south of Yorktown Boulevard.

**Attachments:** [0314-03 Report for BCH Investment Group, LLC.pdf](#)  
[PPT BCH Investment Group, LLC.pdf](#)

[14-00398](#) Case 0414-03 - John O. Nicholson, III d/b/a Barton Street Pub: 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 to medium density residential uses. The property to be rezoned is described as being a 0.421-acre tract of land out of Lots 7 and 8, Block H, Flour Bluff Estates, located at the southeast intersection

of Mounts Drive and Melody Lane.

**Attachments:** [0414-03 Report for PC, John O . Nicholson.pdf](#)  
[PPT John Nicholson.pdf](#)

**V. Director's Report**

*Discussion of voting on Planning Commissioners' absences*

[12-00903](#) Update on Department Operations

**VI. Items to be Scheduled**

**VII. Adjournment**