



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, May 6, 2015

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Absences

Fred Braselton, Mike Lippincott

III. Approval of Minutes

1. [15-0443](#) Regular Meeting of April 22, 2015

Attachments: [04.22.15PCMins](#)

IV. Public Hearing Agenda Items

A. Plats

New Plats

2. [15-0444](#) 0115010-P003 (15-22000004)
TULOSO MIDWAY HIGH SCHOOL AGRICULTURAL COMPLEX,
BLOCK 1, LOT 1 (FINAL - 15.00 ACRES)
Located west of McKinzie Road (FM 3386) and south of Haven Drive.
Attachments: [TRCPlatRequirements.Tuloso Midway High School Agricultural Complex, Blk 1, Tuloso Midway H.S, Blk 1, Lt 1.Final.R2.3.16.15](#)
3. [15-0445](#) 0215024-NP018- (15-21000011)
HOLLY MARKET SUBDIVISION, LOTS 1, 2, 3 & 4 (FINAL - 9.953 ACRES)
Located at the southeast corner of Holly Road and Rodd Field Road (SH 357).
Attachments: [TRCPlatRequirements.Holly Market Subdivision, Lts 1,2,3&4 \(Final Replat\).0501 Final Plat - Holly Market Subdivision, Lots 1-4](#)
4. [15-0447](#) 0415044-NP036 (15-21000015)
JOHNS INDUSTRIAL SUBDIVISION, LOTS 4R, 5R & 6R (FINAL REPLAT - 16.27 ACRES)
Located north of Bear Lane and east of Navigation Boulevard.
Attachments: [TRCPlatRequirements.Johns Industrial Subdivision, Lts 4R,5R&6R \(Final Replat\) Johns Industrial Subdivision, Lots 4R, 5R and 6R-Plat](#)

5. [15-0448](#) 0415045-NP037 (15-21000016)
JONES SHORELINE BUSINESS LOTS, LOT 1A (FINAL - 1.95 ACRES)
Located north of Born Street between South Water Street and South Shoreline Boulevard.
Attachments: [TRCPlatRequirements.Jones Shoreline Business Lots, Lt 1A \(Final\).050615PC](#)
[Jones Shoreline Business Lots, Lt 1A.Final.R2](#)

Time Extension

6. [15-0449](#) 0214015-NP009 (14-21000003)
PADRE ISLAND-CORPUS CHRISTI ISLAND FAIRWAY ESTATES, BLOCK 27B, LOTS 2A-2F (FINAL - 5.91 ACRES)
Located west of South Padre Island Drive (PR 22) and north of Whitecap Boulevard.
Attachments: [TimeExtensions.Padre Island-Corpus Christi Island Fairway Estates, Blk 27-B, I](#)
[Letter of Request \(Padre Island-Corpus Christi Island Fairway Estates, Blk 27B,](#)
[Approved Plat](#)

Variance Request

7. [15-0450](#) 0415057-NP046 (15-23000020)
AIRLINE CROSSING UNIT 2, BLOCK 4, LOTS 16-21 & 28-33
Variance request from Section 8.2.1.G of the Unified Development Code (UDC) that requires cul-de-sacs to have a right-of-way radius of 59 feet or 56 feet if the sidewalk is tied to the curb.
Attachments: [Variance.Airline Crossing Unit 2.50-foot Cul-De-Sac.05062015PC Mtg](#)
[TRCPlatRequirements.Airline Crossing Unit 2, Blk 4, Lts 16-21&28-33 \(Amendir](#)
[Airline Crossing Unit 2, Block 4.Amending Plat](#)

8. [15-0451](#) 0415057-NP046 (15-23000020)
AIRLINE CROSSING UNIT 2, BLOCK 4, LOTS 16-21 & 28-33 (AMENDING - 2.04 ACRES)
Located west of Airline Road and south of Lipes Boulevard.
Attachments: [TRCPlatRequirements.Airline Crossing Unit 2, Blk 4, Lts 16-21&28-33 \(Amendir](#)
[Airline Crossing Unit 2, Block 4.Amending Plat](#)

B. Zoning

New Zoning

9. [15-0452](#) Case No. 0515-01 - The Mostaghasi Investment Trust: 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 uses. Property is described as being 7.782 acres out of Lots 21 and 22, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side

of Durant Drive between Dewberry Drive and Dogtooth Court.

Attachments: [0515-01 Mostaghasi Investment Trust-Report for PC](#)
[0515-01 PwrPt - The Mostaghasi Investment Trust](#)

10. [15-0453](#) Case No. 0515-02 - The Mostaghasi Investment Trust: A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses. Property is described as being Lot 1, Block 1, King's Point Unit 6, located along the north side of Yorktown Boulevard between Gingerberry Drive and Loire Boulevard.

Attachments: [0515-02 Mostaghasi Investment Trust-Report for PC](#)
[0515-02 PwrPt - The Mostaghasi Investment Trust](#)

V. Presentations

11. [15-0374](#) Overview of Plan CC Comprehensive Plan 2035

Attachments: [Agenda Memo for PC - Plan CC Presentation](#)
[Presentation for PC - Plan CC](#)

12. [15-0375](#) Overview of the Downtown Area Development Plan

Attachments: [Agenda Memo for PC - Downtown Area Development Plan](#)
[Presentation for PC - Downtown Area Development Plan](#)

VI. Director's Report

VII. Items to be Scheduled

VIII. Adjournment