



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final Planning Commission

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Wednesday, July 29, 2015

5:30 PM

Council Chambers

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

**II. Absences**

*Jonas Chupe, Carl Crull, Heidi Hovda*

**III. Approval of Minutes**

1. [15-0796](#) Regular Meeting of July 15, 2015

Attachments: [071515PCMins](#)

**IV. Public Hearing Agenda Items - Discussion and Possible Action**

**A. Plats**

**New Plats**

2. [15-0797](#) 0615078-NP063 (15-21000024)  
NUECES TOWNE WEST, BLOCK 3, LOTS 6 & 7 (FINAL REPLAT - 33.81 ACRES)  
Located south of Northwest Boulevard (FM 624) and west of Interstate Highway 69.  
Attachments: [TRCPlatRequirements.Nueces Towne West, Blk 3, Lts 6&7 \(FinalReplat\).0729](#)  
[Nueces Towne West, Blk 3, Lts 6&7.Replat.R1.71715](#)
3. [15-0798](#) 0615081-NP066 (15-23000034)  
SAVAGE LANE ADDITION, LOTS 2-LR & 3-LR (FINAL REPLAT - 5.12 ACRES)  
Located south of Interstate Highway 37 and Navigation Boulevard.  
Attachments: [TRCPlatRequirements.Savage Lane Addition, Lts 2-LR&3-LR \(FinalReplat\).072](#)  
[Savage Lane Addition, Lot 2-LA & 3-LA- Replat](#)

**Time Extensions**

4. [15-0799](#) 1114140-P031 (14-22000030)  
RANCHO VISTA SUBDIVISION UNIT 11 (FINAL - 13.18 ACRES)  
Located east of Rodd Field Road and south of Idle Hour Drive.

**Attachments:** [TimeExtension.Rancho Vista Subdivision Unit 13 \(Final\).072915PCMtg](#)  
[Letter of Request \(Rancho Vista Subdivision Unit 13, Final\).072915PCMtg](#)

5. [15-0800](#) 1214143-P032 (14-22000031)  
**KING'S GARDEN UNIT 4 (FINAL REPLAT - 18.672 ACRES)**  
Located west of Cimarron Boulevard between Samba Drive and Kodiak Drive.

**Attachments:** [TimeExtensions.King's Garden Unit 4 \(FinalReplat\).072915PCMtg](#)  
[Letter of Request \(King's Garden Unit 4, Final\).072915PCMtg](#)

**B. Zoning**

**New Zoning**

6. [15-0801](#) Case No. 0715-04 - Peterson Properties, Ltd. - A change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District, resulting in a change to the Future Land Use Plan from commercial to light industrial uses. Property is described as being a 2.65 acre tract being portions of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, and Tract 1-B and Tract 6, M.M. Gabriel Land, a 9.80 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., recorded in Document Number 837113, Official Public Records of Nueces County, Texas, a 2.083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, Deed Records of Nueces County, Texas, and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Ray E. Peterson recorded in Volume 903, Page 352, Deed Records of Nueces County, Texas, located on the southeast corner of Old Brownsville Road and North Padre Island Drive (SH 358).

**Attachments:** [Report for PC 0715-04 Peterson Properties, Ltd](#)  
[0715-04 Peterson Properties, Ltd](#)

7. [15-0806](#) Case No. 0715-05 - John Kendall and The Boston Group: A change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from medium density residential to commercial uses. Property is described as being 10.293 acres of land out of Lots 13 and 14, Section 55, Flour Bluff Encinal Farm and Garden Tracts, located along the south side of Graham Road approximaely 260 feet east of Waldron Road.

**Attachments:** [Report for PC 0715-05 John Kendall and The Boston Group](#)  
[0715-05 John Kendall and The Boston Group](#)

8. [15-0807](#) Case No. 0715-06 - John Kendall and The Boston Group: A change of zoning from the "RM-1" Multifamily 1 District to the "IL" Light Industrial

District, resulting in a change to the Future Land Use Plan from medium density residential to light industrial uses. Property is described as being 2.257 acres of land being out of Lot 14, Section 55, Flour Bluff Encinal Farm and Garden Tracts, located along the south side of Graham Road between Waldron Road and Humble Road.

**Attachments:** [Report for PC 0715-06 John Kendall and The Boston Group](#)  
[0715-06 John Kendall and The Boston Group](#)

- C.     [15-0792](#)     Presentation and Public Hearing for the Proposed Fiscal Year 2016 Capital Improvement Program Budget and Planning Guide

**Attachments:** [Agenda Memo](#)

V.     **Director's Report**

VI.    **Items to be Scheduled**

VII.   **Adjournment**