



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, December 2, 2015

5:30 PM

Council Chambers

I. Call to Order

II. Absence

Heidi Hovda

III. Approval of Minutes

1. [15-1381](#) Regular Meeting of November 18, 2015

Attachments: [111815PCmins](#)

IV. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

2. [15-1382](#) 0415051-P037 (15-22000019)
SAN JUAN ADDITION, BLOCK 1, LOT 50R (AMENDING - 0.405 ACRE)
Located south of Stock Drive and west of South Clarkwood Road (FM 2292).
Attachments: [TRCPlatRequirements.San Juan Addition, Blk 1, Lt 50R \(Amending\).120215PC](#)
[San Juan Addition, Block 1, Lot 50R](#)
3. [15-1383](#) 0815123-P030 (15-22000035)
RIVERBEND SUBDIVISION UNIT 1 (FINAL - 23.08 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.
Attachments: [TRCPlatRequirements.Riverbend Subdivision Unit 1 \(Final\).120215PCMtg](#)
[Riverbend Subdivision Unit 1.Final.R2.110615](#)
4. [15-1384](#) 0915133-P034 (15-22000039)
RANCHO VISTA SUBDIVISION UNIT 14 (FINAL - 10.75 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.
Attachments: [TRCPlatRequirements.Rancho Vista Subdivision Unit 14 \(Final\).120215PCMtg](#)
[Rancho Vista Subdivision Unit 14.Final.R2](#)
5. [15-1385](#) 0915134-P035 (15-22000040)
BRIGHTON PARK ADDITION NO. 2 (FINAL - 10.00 ACRES)

Located south of Airline Road and west of Rodd Field Road.

Attachments: [TRCPlatRequirements.Brighton Park Addition No. 2 \(Final\).120215PCMtq](#)
[Brighton Park Addition No. 2.Final Plat.R1.9.30.15](#)

6. [15-1386](#) 1115151-NP117 (15-21000046)
SUN BELT INDUSTRIAL PARK, BLOCK 2, LOT 24R (FINAL REPLAT - 1.663 ACRES)

Located south of Leopard Street and east of Sun Belt Drive.

Attachments: [TRCPlatRequirements.Sun Belt Industrial Park, Blk 2, Lt 24R \(Final Replat\).120](#)
[Sun Belt Industrial Park, Blk 2, Lot 24R.Replat.R1](#)

Time Extensions

7. [15-1387](#) 1013149-NP100 (13-20000017)
SALIDA DEL SOL AT TERRA MAR UNITS 1-3 & SAN CRISTOBAL ESTATES UNITS 3-4 (PRELIMINARY - 36.72 ACRES)

Located at the southwest intersection of Wooldridge Road and North Oso Parkway.

Attachments: [TimeExtensions.Salida Del Sol at Terra Mar Units 1-3 & San Cristobal Estates L](#)
[Letter of Request \(Salida Del Sol at Terra Mar Units 1-3 & San Cristobal Estates](#)

8. [15-1388](#) 1113158-NP105 (13-20000017)
THE GRAND RESERVE SUBDIVISION (PRELIMINARY - 62.26 ACRES)

Located east of Flour Bluff Drive and south of Glenoak Drive.

Attachments: [TimeExtensions.The Grand Reserve Subdivision \(Preliminary\).120215PCMtq](#)
[Letter of Request \(The Grand Reserve Subdivision, Preliminary\).120215PCMtq](#)

9. [15-1389](#) 0515060-P013 (15-22000017)
RANCH LAKE UNIT 2 (FINAL - 5.093 ACRES)

Located south of Yorktown Boulevard and east of Weber Road.

Attachments: [TimeExtensions.Ranch Lake Unit 2 \(Final\).120215PCMtq](#)
[Letter of Request \(Ranch Lake Unit 2, Final\).120215PCMtq](#)

B. Zoning

Continued Zoning

10. [15-1335](#) Case No. 1115-01 - Charlie Thomas Courtesy Ford, Ltd.: A change of zoning from the "RM-1" Multifamily 1 District, "RM-AT" Multifamily AT District, "RM-3" Multifamily 3 District and the "CN-1" Neighborhood Commercial District to the "CN-1" Neighborhood Commercial District (Tract 1) and the "CG-2" General Commercial District (Tract 2) resulting in a change to the Future Land Use Map from medium density residential to commercial uses. Property is described as being a 100 foot wide tract being 2.2763 acres of land (Tract 1) and a 9.98511 acre tract of land (Tract 2) in a portion of Lots 5 and 6, Block 1, Dusty Hills,

located along the south side of McArdle Road between Prince Drive and Clare Drive.

Attachments: [Report for PC 1115-01 Charlie Thomas' Courtesy Ford, Inc 12-02-2015](#)
[PowerPoint Charlie Thomas Courtesy Ford](#)

New Zoning

11. [15-1390](#) Case No. 1215-01 - Venamex, LLC: A change of zoning from the "ON" Office District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. Property is described as being Lot 1, Block 1, Bridges Mill Village Unit 1, located on the northeast corner of Kostoryz Road and Masterson Drive.

Attachments: [Report for PC 1215-01 Venamex, LLC](#)
[PPT 1215-01 Venamex, LLC revised](#)

C. Excavation Permits

12. [15-1391](#) Excavation Permit No. 15-13802 - Isaias Franco: An excavation permit for property described a Assessor's Map 141, 16.5 acres out of Tract 5, Kinney Lands (Formerly 263-141-500), located at 7585 Leopard Street.

Attachments: [Permit No. 15-3802.Isaias Franco \(7585 Leopard Street\)](#)

13. [15-1392](#) Excavation Permit No. 15-13804 - Isaias Franco: An Excavation Permit for property described as being Assessor's Map 141, 15.854 acres out of Tract 4, south of Highway 9 (Formerly 253-141-400), located at 1326 Rhew Road.

Attachments: [Permit No. 15-13804.Isaias Franco \(1326 Rhew Road\)](#)

V. Director's Report

VI. Items to be Scheduled

VII. Adjournment