



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, April 6, 2016

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [16-0385](#) **Regular Meeting of March 23, 2016**

Attachments: [PCMeetingMinutes032316.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [16-0354](#) **0316024-P012 (16-22000010)**
Don Patricio, Block H, Lot 1R (Replat - 0.658 Acres)
Located west of Waldron Road and south of Don Patricio Road.

Attachments: [TRCPlatRequirements, DonPatricio, Block H, Lot 1R \(Replat 0.658 Acre\).04061](#)
[Don Patricio, Blk H, Lot 1R-Plat.pdf](#)

3. [16-0355](#) **0116012-P006 (16-21000004)**
Brennan Addition, Block 4, Lot 6A, 7A & 8A (Final - 0.33 Acre)
Located west of SH 358 and north of Lipan Street.

Attachments: [TRCPlatRequirements, BrennanAddition, Block 4, Lot 6A,7A&8A \(Replat 0.33 A](#)
[BRENNAN ADDITION, BLK 4, LOTS 6A, 7A, & 8A -PLAT.pdf](#)

4. [16-0374](#) **0316021-NP010 (16-21000008)**
SOUTH AIRES SUBDIVISION NO. 1, BLOCK 1, LOT 11 (REPLAT - 0.72 ACRES)
Located east of Ayers Street (SH 286) and north of Etring Avenue.

Attachments: [TRCPlatRequirements, SouthAiresSubdivisionNo.1,Blk 1, Lot 11.040616PCMT\(](#)
[South Aires Subdivision No. 1.Replat.R1.03-28-16.NON-PUBLIC.pdf](#)

5. [16-0378](#) **0913113-NP074 (13-20000015)**
SBC RESORT PHASE 1 (PRELIMINARY - 252.39 ACRES)
Property is located west of South Padre Island Drive (PR 22) east of
Whitecap Boulevard.

Attachments: [TimeExtension_SBCResort040616PCMtg.pdf](#)
[SBCResort EextensionRequest.pdf](#)

6. [16-0383](#) **0316023-NP012 (16-21000010)**
SARATOGA HEIGHTS, BLOCK 1, LOT 1A (FINAL - 2.1963 ACRES)
Located south of Saratoga Boulevard and east of Patti Drive.

Attachments: [TRCPlatRequirements, SaratogaHeightsSub,Blk 1, Lot 1A.040616PCMTG.pdf](#)
[Saratoga Heights Subdivision, Blk 1, Lot 1A- Plat.pdf](#)

B. **Zoning**

New Zoning

7. [16-0332](#) **Case No. 0316-02 - Alex Azali:** A change of zoning from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District. The property to be rezoned is described as being a 13.814 acre tract of land out of a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Wooldridge Road between Bevo Drive and Gold Star Drive.

Attachments: [Report 0316-02 Alex Azali.pdf](#)
[Power Point 0316-02 Alex Azali.pdf](#)

8. [16-0379](#) **Case No. 0316-04 - NP Homes, LLC:** A change of zoning from the "FR" Farm Rural and the "IH" Heavy Industrial Districts to the "RS-6" Single Family 6 (Tract 1) and the "FR" Farm Rural (Tract 2) Districts. The property to be rezoned is described as being a 23.054 acre tract out of a portion of a 25.998 acre Parcel 2 described by deed, Document No. 2004017839, Official Records of Nueces County, Texas (Tract 1), and a 5.174 acre tract of land, a portion of an 85.022 acre tract of land described as Parcel 1 in deed, Document No. 2004017839, Official Records of Nueces County, Texas (Tract 2), located on the east side of Rand Morgan Road between McNorton Street and Goodnight Loving Trail.

Attachments: [Report 0316-04 NP Homes, LLC.pdf](#)
[Presentation - NP Homes, LLC.pdf](#)

9. [16-0380](#) **Case No. 0316-05 - TG 110 Samuel Place, LP:** A change of zoning from the "RS-TF/SP" Two Family District with a Special Permit to the "RM-1" Multi-family District. The property to be rezoned is described as Carrollton Annex 3, Block C, located on the west side of Carroll Lane between Copus Street and Houston Street.

Attachments: [Report - 0316-05 TG 110 Samuel Place, LP.pdf](#)
[Power Point-0316-05 TG 110 Samuel Place, LP.pdf](#)

10. [16-0381](#) **Case No. 0316-06 - Island Bay Townhomes:** A change of zoning from the "RM-3" Multi-family 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Overlay. The property to be rezoned is described as being Lot One-B (1-B), Block One (1), Padre Island No. 1, together with that portion of Estrada Drive (now closed), adjacent to said Lot One-B (1-B), Block One (1), Padre Island No. 1, by Order Discontinuing Public Road, as recorded in Volume 1495, Page 535, Deed Records of Nueces County, Texas, located on the north side of Ambrosia Street between Scallop Street and Indigo Street.

Attachments: [Report - 0316-06 Island Bay Townhomes.pdf](#)

[Presentation - Island Bay Townhomes.pdf](#)

C. **Text Amendment**

11. [16-0393](#) **Amending the Unified Development Code by revising subsection 1.11.1 "Defined Terms", subsection 4.2.5.B "Types of Yards", and subsection 5.3.2 "Specific Accessory Uses and Structures" as it relates to the construction of carports; providing for severance; providing for penalties; and providing for publication.**

Attachments: [Planning Agenda Memo - UDC Text Amendments III 2016 F.pdf](#)

[Ordinance 1a-UDC Text Amendments III 2016 F.pdf](#)

[Ordinance 3a-UDC Text Amendments III 2016 F.pdf](#)

[Ordinance 2a-UDC Text Amendments III 2016 F.pdf](#)

IV. **Director's Report**

V. **Items to be Scheduled**

VI. **Adjournment**