



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, July 13, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [16-0779](#) Regular Meeting of June 29, 2016

Attachments: [PCMeetingMinutes062916.pdf](#)

III. Public Hearing Agenda Items

A. Plats

New Plats

2. [16-0772](#) **0516056-P026 (16-22000024)**
RANCHO VISTA SUBDIVISION UNIT 14 (FINAL - 4.83 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.

Attachments: [TRCPlatRequirements, RanchoVistaSubUnit14, 071316PCMTG.pdf](#)
[Rancho Vista Subdivison Unit 14.Final.R1.06-14-16.pdf](#)

3. [16-0773](#) **0616063-P028 (16-22000026)**
PADRE ISLAND CC SECTION 3, BLOCK 71, LOTS 1A, 1B & 1C
(REPLAT - 0.31 ACRES)
Located south of South Padre Island Drive (Park Road 22).

Attachments: [TRCPlatRequirements, PadreIslandCCSec3, Blk71, Lots1A,1B&1C, 071316PC](#)
[PI-CC Section 3, Blk 71, Lots 1A,1B.&1C-REPLAT.pdf](#)

4. [16-0774](#) **0416040-P019 (16-22000017)**
THE LAKES NORTHWEST UNIT 6 (FINAL - 22.18 ACRES)
Located south of Northwest Boulevard (FM 624) and north of Barber Lane.

Attachments: [TRCPlatRequirements, TheLakesNorthwestUnit6, 071316PCMTG.pdf](#)
[The Lakes Northwest Unit 6.Final.R3.5-31-16.pdf](#)

5. [16-0775](#) **0116015-P009 (16-22000007)**

MELDO PARK, BLOCK 3, LOTS 4A & 4B (REPLAT - 0.964 ACRE)
Located south of Brawner Parkway and west of Santa Fe Street.

Attachments: [TRCPlatRequirements, MeldoPark,Blk3, Lots4A&4B, 071316PCMTG.pdf](#)
[Meldo Park, Blk 3, Lts 4A & 4B.Replat.R1.pdf](#)

6. [16-0776](#) **0516060-NP034 (16-21000026)**
CASA LINDA ESTATES UNIT 4, BLOCK 10, LOT 6R (REPLAT - 1.73 ACRES)
Located north of Texan Trail and west of Staples Street.

Attachments: [TRCPlatRequirements, CasaLindaEstatesUnit4, 071316PCMTG.pdf](#)
[LOT 6R, BLOCK 10, CASA LINDA ESTATES - UNIT 4 070516.pdf](#)

7. [16-0777](#) **0616067-NP039 (16-21000029)**
STURM TRACT LOT 4 (FINAL - 0.935 ACRES)
Located east of Westchester Drive and south of Leopard Street.

Attachments: [TRCPlatRequirements, SturmTractLot4, 071316PCMTG.pdf](#)
[Sturm Tract, Lot 4.Final.R1.pdf](#)

B. **Zoning**

New Zoning

8. [16-0782](#) **Case No. 0716-01 - The Estate of Joan Wakefield Urban:** A rezoning on Tract 1 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "IL" Light Industrial District and on Tract 2 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "RS-22" Single-Family 22 District. The property to be rezoned is described as Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of Roscher Road and Ramfield Road.

Attachments: [Presentation-Urban.pdf](#)
[Report for PC 0716-01 James Louis Urban.pdf](#)

9. [16-0784](#) **Case No 0716-02 - Shaws Development Joint Venture:** A rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. The property to be rezoned is described being an 11.84-acre tract of land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, located on the west side of Rand Morgan Road between Goodnight Loving Trail and McNorton Road.

Attachments: [Report to PC - 0716-02 Shaws Development](#)
[PowerPoint_0716-02 Shaws Development.pdf](#)

10. [16-0785](#) **Case No. 0716-03 - Corpus Christi Hope House, Inc:** A rezoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as Lot 8 and the east 20 feet of Lot 9, Block 38, Lindale Park Subdivision Section 4, located on the west side of Robinson Street between Swantner Drive and Reid Drive.

Attachments: [Report for PC_0716-03 Hope House \(630 Robinson\).pdf](#)
[Power Point - 0716-03.pdf](#)

11. [16-0786](#) **Case No. 0716-04 - Corpus Christi Hope House, Inc:** A rezoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as being the west or southwest portion of Lot 14 and all of Lot 15, Block 38, Lindale Park Subdivision Section 4, located on the northwest corner of Robinson Street and Swantner Drive.

Attachments: [Report for PC_0716-04 Hope House \(658 Robinson\).pdf](#)
[Power Point -0716-04 Hope House \(658 Robinson\).pdf](#)

IV. **Presentations**

12. [16-0787](#) **Regional Parkway Planning and Environmental Linkages Study**

Attachments: [Regional Parkway PEL_CoCCTPC Meeting_06272016.pptx](#)

13. [16-0788](#) **Utility Master Plans for Areas South of Oso Creek**

V. **Review and Formulate Recommendations on the Proposed New 20-year Comprehensive Plan ("Plan CC - Comprehensive plan 2035")**

VI. **Director's Report**

VII. **Items to be Scheduled**

VIII. **Adjournment**