



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, July 27, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [16-0869](#) Regular Meeting of July 13, 2016

Attachments: [PCMeetingMinutes071316.pdf](#)

III. Public Hearing Agenda Items

A. Plats

New Plats

2. [16-0850](#) **0316033-P014 (16-22000012)**
COUNTRY CLUB PLACE, LOTS 1R-5R (REPLAT - 7.92 ACRES)
Located north of Interstate Highway 37 and west of Buddy Lawrence Drive.
Attachments: [TRCPlatRequirements, CountryClubPlace, Lots 1R-5R, 072716PCMTG.pdf](#)
[Country Club Place, Blk 1, Lots 1R-5R-Plat.pdf](#)
3. [16-0851](#) **0616070-P032 (16-22000030)**
DON PATRICIO, BLOCK G, LOT 1R (REPLAT - 0.66 ACRES)
Located west of Waldron Road and south of Don Patricio Road.
Attachments: [TRCPlatRequirements, DonPatricio, Blk G, Lot 1R, 072716PCMTG.pdf](#)
[Don Patricio, Blk G, Lot 1R- Plat.pdf](#)
4. [16-0852](#) **0516048-P023 (16-22000021)**
MAPLE HILLS UNIT 7, PHASE ONE (FINAL - 4.3480 ACRES)
Located south of Up River Road and east of McKinzie Road (FM 3386).
Attachments: [TRCPlatRequirements, MapleHillsUnit7, PHI, 072716PCMTG.pdf](#)
[Maple Hills Unit 7 Phase One.Final.R3.pdf](#)
5. [16-0853](#) **0616065-NP037 (16-21000028)**
THE ESPLANADE, UNIT 1, BLOCK 3, LOTS 1A & 1B (REPLAT - 4.37 ACRES)
Location south of Wooldridge Road and east of Parkway Drive.

Attachments: [TRCPlatRequirements, The EsplanadeUnit1, Blk3, Lots 1s&1B, 072716PCMTG](#)
[The Esplanade Unit 1, Blk 3, Lts 1A & 1B.Replat.R2.pdf](#)

6. [16-0854](#) **0516062-NP036 (16-21000027)**
PORT AVENUE PROPERTIES, BLOCK 5, LOTS 1A AND 3A (REPLAT - 0.986 ACRES)
Located south of Leopard Street and east of Port Avenue.

Attachments: [TRCPlatRequirements, PortAvenueProperties, Blk5, Lots 1A&3A, 072716PCMT](#)
[Port Avenue Properties, Block 5, Lots 1A & 3A-Plat.pdf](#)

7. [16-0855](#) **0616075-NP042 (16-20000004)**
HARRIS ACRES (PRELIMINARY PLAT - 11.66 ACRES)
Located east of Flour Bluff Drive and north of Glenoak Drive.

Attachments: [TRCPlatRequirements, HarrisAcres, 072716PCMTG.pdf](#)
[Harris Acres- Preliminary Plat.pdf](#)

B. **Zoning**

New Zoning

8. [16-0863](#) **Case No. 0716-05 - Oceanic B.C., LLC:** A change of zoning from the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay to the "RS-TH/PUD" Townhouse District with a revised Planned Unit Development Overlay. The subject property is described as Lot 21, Block 34, Island Fairway Estates, located west of South Padre Island Drive (Park Road 22) on the southern corner of Commodores Drive and Aquarius Street.

Attachments: [Presentation-Oceanic B.C., LLC.pptx](#)
[Report for PC 0716-05 Oceanic B.C., LLC.pdf](#)

9. [16-0864](#) **Case No. 0716-06 - Corner Strong Limited:** A change of zoning from the "CN-1" Neighborhood Commercial District and the "CG-2" General Commercial District to the "CG-2" General Commercial District. The subject property is described as being a 4.89-acre tract of land of which 4.52 acres is out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm Garden Tracts and 0.37 acres is out of Lot 11, Block 2, Barclay Grove Unit 11, located on the east side of South Staples Street (FM 2444) between Corsica Road and Timbergate Drive.

Attachments: [Presentation for PC 0716-06 Corner Strong, Ltd..pptx](#)
[Report for PC 0716-06 Corner Strong, Ltd..pdf](#)

10. [16-0865](#) **Case No. 0716-07 - V & M Equity Properties, LLC:** A change of zoning from the "CI" Intensive Commercial District and the "RM-3" Multifamily 3 District to the "CI/SP" Intensive Commercial District with a Special Permit for a warehouse for Jean's Restaurant Supply. The subject property is described as being Lot 10A, Block 10, Chamberlin's Subdivision, located on the south side of Agnes Street between South

Staples Street and King Street.

Attachments: [Presentation-V&M Equity Properties.pptx](#)

[Report for PC_0716-07 V&M Equity Properties w attchmts.pdf](#)

C. Continued Zoning

11. [16-0668](#) **Case No. 0616-04 - Strategic Investment Solutions, LLC:** A change of zoning from the "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District. The property to be rezoned is described as 29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores Road.

Attachments: [Report for PC - 0616-04 Strategic Investment Solutions.pdf](#)

[Presentation - Strategic Investment Solutions.pptx](#)

12. [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 Swantrner Drive.

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

[Presentation-Hope House-658 Robinson.pdf](#)

D. Text Amendment

13. [16-0866](#) **Amending the Unified Development Code of the City of Corpus Christi** - Revising subsection 4.2.5.B "Types of Yards", table 4.6.2 "Permitted Uses (Industrial Districts)", table 4.6.3 "Nonresidential Use (Industrial Districts)", subsection 5.3.2.D "Garages, Private", subsection 7.9.5 "Zoning District Buffer Yard- New Development", subsection 7.9.6 "Zoning District Buffer Yard- Redevelopment", subsection 9.5.2. "Authority to Utilize for Single-Family Residence", subsection 9.5.3 "Regulations for Single-Family Use of Nonconforming Lots" and subsection 3.25.2 "Review Process".

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

[Ordinance -UDC Text Amendments III.pdf](#)

[Presentation for PC-TAIII.pptx](#)

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

Attachments: [LONDON AREA WASTE WATER AND STORM WATER MASTER.pptx](#)

**V. [16-0544](#) Review and Formulate Recommendations on the Proposed New
20-year Comprehensive Plan (“Plan CC - Comprehensive plan
2035”)**

Attachments: [Agenda Memo for PC - Plan CC Public Hearing.pdf](#)

[Matrix of Councilmembers Comments 12-17-2015](#)

[Matrix Staff Comments May 2016.pdf](#)

[Matrix Public Comments 10-13-2015 City Council Public Hearing.pdf](#)

[Martinez Comments 12-17-2015](#)

[McIntyre Comments 12-17-2015](#)

[Magill Comments 12-17-2015 \(Plan CC 2036\)](#)

[Draft Plan with Councilmembers Comments](#)

VI. Director's Report

VII. Items to be Scheduled

VIII Adjournment