



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, August 24, 2016

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [16-0928](#)

Special Meeting of August 03, 2016

Attachments: [SpecialMeetingMinutesAug03.2016.pdf](#)

2. [16-0991](#)

Regular Meeting of August 10, 2016

Attachments: [MeetingMinutesAug10.2016.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

3. [16-0989](#)

0716085-P035 (16-22000033)

FLOUR BLUFF ESTATES NO. 2, BLK 2, LOTS 24A, 24B & 24C
(REPLAT - 0.568 ACRES)

Located north of South Padre Island Drive (SH 358) and west of Naval Air Station Drive.

Attachments: [TRCPlatRequirements, FlourBluffEstatesNo.2, 082416PCMTG.pdf](#)

[Flour Bluff Estates No.2, Blk 2, Lots 24A, 24B & 24C- Replat.pdf](#)

4. [16-0992](#)

0616064-P029 (16-22000027)

WESTVIEW TERRACE UNIT 2 (FINAL - 6.01 ACRES)

Located south of Leopard Street and east of Starlite Lane.

Attachments: [TRCPlatRequirements, WestviewTerraceUnit2, 082416PCMTG.pdf](#)

[Westview Terrace Unit 2-PLAT.pdf](#)

5. [16-0993](#)

0616066-NP038 (16-20000003)

RIVER PLACE SUBDIVISION, BLK 1, LOTS 1, 2, 3 & 4 (PRELIMINARY
- 7.04 ACRES)

Located west of Violet Road and north of Up River Road.

Attachments: [TRCPlatRequirements, RiverPlaceSubdivision, 082416PCMTG.pdf](#)
[RIVER PLACE SUB - LOTS 1,2,3 & 4, BLOCK 1 -PRELIM.pdf](#)

6. [16-0995](#) **0616076-NP043 (16-20000005)**
JECS ACRES, BLOCK 1, LOTS 1 & 2 (PRELIMINARY - 6.539 ACRES)
Located west of Clarkwood Road and north of SH 44.

Attachments: [TRCPlatRequirements, JECS, 082416PCMTG.pdf](#)
[JECS ACRES, BLOCK 1, LOT 1 & 2- PRELIM PLAT 081216.pdf](#)

7. [16-0996](#) **0516044-NP022 (16-21000019)**
WILKEY ADDITION UNIT 2, LOTS H5A AND H5B (REPLAT- 2.79 ACRES)
Located west of Airline Road and north of Williams Drive.

Attachments: [TRCPlatRequirements, Wilkey, 082416PCMTG.pdf](#)
[Willkey Addition Unit 2, Lots H5A and H5B-Plat.pdf](#)

8. [16-1008](#) **0716088-NP053 (16-21000037)**
BARCLAY GROVE, BLOCK 2, LOTS 11R, 13, 14, & 15 (FINAL - 9.25 ACRES)
Located east of South Staples Street (FM 2444) and north of Corsica Road.

Attachments: [TRCPlatRequirements, BarclayGrove, 082416PCMTG.pdf](#)
[Barclay Grove Unit 11, Blk 2, Lots 11R, 13, 14,&15-Plat.pdf](#)

Time Extensions

9. [16-0997](#) **1215159-P039 (15-22000045)**
INCARNATE WORD SUBDIVISION, BLOCK 2, LOT 1 (FINAL - 5.00 ACRES)
Located west of South Staples (FM 2444) and south of Lipes Boulevard.

Attachments: [TimeExtension, IncarnateWard, 082416PCMTg.pdf](#)
[Time Extension Incarnate Word.pdf](#)

10. [16-0998](#) **0715091-P020 (15-22000025)**
OLIVER'S ESTATE UNIT 1 (FINAL - 8.510 ACRES)
Located south of Yorktown Boulevard and east of Northwind Drive.

Attachments: [TimeExtension, OliversEstateUnit1, 082416PCMTg.pdf](#)
[Time Extension Oliver's Estate.pdf](#)

B. Zoning

New Zoning

11. [16-0999](#) **Case No. 0816-01 - Maria G. Lopez:** A change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District. The property to be rezoned is described as a 0.037 acre tract of land, being the remainder of Lot 2, Block 6, of the San Diego Addition Unit 1, located on the east side of Niagara Street between Guadalupe Street and Nogales Street.
- Attachments:** [Report for PC Maria G. Lopez](#)
[Presentation-Maria G. Lopez](#)
12. [16-1000](#) **Case No. 0816-02 - Christus Spohn Health System Corporation:** A change of zoning from the “RM-3” Multifamily 3 District, “ON” Office District, “CR-1” Resort Commercial District, “CG-2” General Commercial District and “CG-2/SP” General Commercial District with a Special Permit for a Helipad to the “CI” Intensive Commercial District. The property to be rezoned is described as being a 22.46-acre tract of land encompassing Blocks I, IX, X, and XI, Ocean View Subdivision, Lot 4, Block IIA, Ocean View Addition, and Blocks A and B, Bay Front Terrace Addition, and portions of abutting rights-of-way on Ocean Drive, Ayers Street, Santa Fe Street, Second Street, Third Street, Elizabeth Street, and Morgan Avenue, located between Ocean Drive and Santa Fe Street and between Morgan Avenue and Ayers Street.
- Attachments:** [Report for PC 0816-02 Christus Spohn Health System](#)
[Presentation-Christus Spohn Health System](#)
- [16-1001](#) **Case No. 0816-03 - Rangeland Products Terminal, LLC:** A change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit for a Heavy Industrial Use consisting of above ground storage tanks containing wholesale storage of fuels and lubricants. The subject property is located at 8110 and 8520 Agnes Street (State Highway 44) between Agnes and Alpine Streets and between Chickery Street (unimproved) and Manning Road (County Road 53). The property to be rezoned is described as being a 189.1490-acre tract of land, situated in the C.C. & S.F.R.R. Survey No. 313, Abstract 817, J.R. Ward Survey No. 316, Abstract 1005, Charles Land Patent No. 245, Survey No. 404, Abstract 975 and Abstract 976, and being a portion of Lots 1, 2, 11 & 12 of the H.B. Sheppard Farm Lots, and being a portion of the same tract of land known as a Share 6, a called 97.60 acres as conveyed to H.W. Isensee in Volume 317, Page 248 Deed Records of Nueces County, Texas, being the same tract of land as conveyed to Norma Lee Stockseth in Document No. #2011026126 O.P.R.N.C.T. and also being a portion of the same tract of land known as Share 7 conveyed to Nellie Isensee Fisher in Volume 317, Page 248 Deed Records of Nueces County, Texas, being the same tract of land conveyed to Rafael Leal Cavazos in Document No. #2004056050 O.P.R.N.C.T.

Attachments: [Report - Rangeland Products Terminal](#)

[Presentation - Rangeland Products Terminal](#)

16-1002

Case No. 0816-04 - MBA-Mi Mundo Daycare, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District. The property to be rezoned is described as Peary Place Annex "D", located on the west side of Paul Jones Avenue between Brittany Drive and Argonne Drive.

Attachments: [2016 Mi Mundo Presentation.pptx](#)

[Report for PC 0816-04 MBA-Mi Mundo Daycare, LLC \(1617Paul Jones\).pdf](#)

Continued Zoning

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 4.99-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 0.47 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: [Updated-Report for PC 0716-06 Corner Strong 08-19-2016.pdf](#)

[Presentation-Corner Strong, Ltd. revised 8-19-2016.pptx](#)

C. Urban Transportation Plan Amendments

16-1003

Amending the Urban Transportation Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by deleting the extension of Oso Parkway north of Oso Creek between the extensions of Yorktown Boulevard (north of Weber Road) on the east and Greenwood Drive on the west while retaining the segment as a future hike and bike trail.

Attachments: [Memo - Oso Parkway](#)

[Presentation - Oso Parkway](#)

16-1004

Amending the Urban Transportation Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by deleting Mustang Trail, a proposed C1 Collector, between McArdle Road and South Padre Island Drive.

Attachments: [Agenda Memo \(PC\) UTP Delete Mustang Trail](#)

[PC Presentation - UTP AMENDMENT MUSTANG TRAIL](#)

VII. Director's Report

VIII. Items to be Scheduled

IX. Adjournment