



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, September 7, 2016

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [16-1061](#) **Regular Meeting Minutes of August 24, 2016**

Attachments: [PCMeetingMinutes082416.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [16-1046](#) **0716087-P037 (16-22000035)**
PADRE ISLAND- CC SECTION 4, BLK 221, LOTS 13A, 13B & 13C (REPLAT - 0.22 ACRES)
Located west of Padre Island Drive (Park Road 22) and north of Encantada Avenue.

Attachments: [TRCPlatRequirements, PadreIslandCCSec4, 090716PCMTG.pdf](#)
[PI-Section 4, Blk 221, Lots 13A, 13B&13C - Plat.pdf](#)

3. [16-1047](#) **0616068-P030 (16-22000028)**
NORTHWEST CROSSING UNIT 8 (FINAL - 11.84 ACRES)
Located west of Rand Morgan (F.M. 2292) and south of Leopard Street.

Attachments: [TRCPlatRequirements, NorthwestCrossingUnit8, 090716PCMTG.pdf](#)
[Northwest Crossing Unit 8.Final Plat.R1.New Street Name.pdf](#)

4. [16-1048](#) **0716086-P036 (16-22000034)**
ISLAND BAY TOWNHOMES PUD (FINAL - 0.23 ACRES)
Located east of Aquarius Street and south of Padre Island Drive (Park Road 22)

Attachments: [TRCPlatRequirements, IslandBayTownhomesPUD, 090716PCMTG.pdf](#)
[Island Bay Townhomes PUD- Final Plat.pdf](#)

5. [16-1049](#) **0816094-P039 (16-22000037)**
CAYO DEL OSO SUBDIVISION, SECTION 1 (FINAL - 23.41 ACRES)

Located south of Oso Parkway and east of Rodd Field Road.

Attachments: [TRCPlatRequirements, CayoDelOso, 090716PCMTG.pdf](#)
[CAYO DEL OSO PLAT SHEET 2.pdf](#)
[REV-PLAT-1 CAYO DEL OSO.pdf](#)

6. [16-1052](#) **0716082-NP049 (16-21000035)**
WILDCAT INDUSTRIAL PARK, BLOCK 2, LOTS 4, 5, 6, 7, & 9 (FINAL - 20.865 ACRES)

Located west of Southern Minerals Road and south of Leopard Street.

Attachments: [TRCPlatRequirements, WildcatIndPark, 090716PCMTG.pdf](#)
[Wildcat SH 1.pdf](#)
[Wildcat SH 2.pdf](#)

Time Extensions

9. [16-1053](#) **0315040-NP034 (15-21000014)**
FLOUR BLUFF ESTATES, BLOCK J, LOT 8A (FINAL REPLAT - 1.02 ACRES)

Located east of Waldron Road between Admiral Drive and Recreation Drive.

Attachments: [TimeExtension, FlourBluffEstates, 090716PCMTg.pdf](#)
[FLOURBLUFFESTATESTime Extension Request Letter.pdf](#)

10. [16-1054](#) **0115003-P001 (15-22000001)**
KING'S CROSSING UNIT 13, BLOCK 2, LOT 2 (FINAL - 2.13 ACRES)
Located south of Yorktown Boulevard and west of Loire Boulevard.

Attachments: [TimeExtension, KingsCrossingUnit13, 090716PCMTg.pdf](#)
[KINGSCROSSINGTime Extension Request Letter \(2\).pdf](#)

11. [16-1055](#) **0116005-NP004 (16-21000002)**
KALER ADDITION, BLOCK 3-B, LOT H-2R (REPLAT - 0.35 ACRE)
Located south of Interstate Highway 37 and west of Savage Lane.

Attachments: [TimeExtension, KalerAddition, 090716PCMTg.pdf](#)
[KALERADDITIONTime Extension Request Letter.8-21-16.pdf](#)

B. Zoning

New Zoning

12. [16-1056](#) **Case No. 0916-01 - Coastal Bend Grace House, Inc.:** A change of zoning from the "CN-1" Neighborhood Commercial 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 10329 Kingsbury Drive, described as Lot 4, Block 3, Hill Country Estates, located on the southeast corner of Kingsbury Drive and McKinzie Road.

Attachments: [0916-01 Staff Report - Coastal Bend Grace House, LLC.pdf](#)
[Presentation_0916-01 Coastal Bend Grace House, Inc..pdf](#)

Continued Zoning

13. [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: [9-7-2016 Presentation-Christus Spohn Health System.pdf](#)
[Report for PC_0816-02 Christus Spohn Health System Revised.pdf](#)

- IV. **Director's Report**
- V. **Items to be Scheduled**
- VI. **Adjournment**