



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, January 11, 2017

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [17-0034](#) Regular Meeting of December 14, 2016

Attachments: [MeetingMinutes06-Jan-2017-03-50-26.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [17-0035](#) **1116145-P056 (16PL1010)**
SANDY CREEK TOWNHOMES, BLOCK 1, LOT 1 (FINAL - 9.497 ACRES)
Located south of Holly Road and east of Rodd Field Road.

Attachments: [TRCPlatRequirements, SandyCreekTownhomes-01.11.17PCMTG.pdf](#)
[Sandy Creek Townhomes.Final.R1.pdf](#)

3. [17-0036](#) **1116144-P055 (16PL1008)**
PARKVIEW UNIT 3 (FINAL - 8.397 ACRES)
Located south of Holly Road and west of North Oso Parkway.

Attachments: [TRCPlatRequirements, ParkviewUnit3-01.11.17PCMTG.pdf](#)
[Parkview Unit 3.Final.R2.pdf](#)

4. [17-0037](#) **1016127-P049 (16-22000048)**
FLOUR BLUFF ESTATES, BLOCK H, LOT 22D & 22E (FINAL - 0.319 ACRES)
Located west of Admiral Drive and south of Melody Lane.

Attachments: [TRCPlatRequirements, FlourBluffEstates-01.11.17PCMTG.pdf](#)
[Flour Bluff Estates Block H.Final.R2.pdf](#)

5. [17-0038](#) **1016133-P052 (16-22000051)**
SAN CRISTOBAL ESTATES AT TERRA MAR- UNIT 3 (FINAL - 3.027

ACRES)

Located south of Wooldridge Road and west of North Oso Parkway.

Attachments: [TRCPlatRequirements, SanCrisotbalEstatesatTerraMarUnit3-01.11.17PCMTG.i](#)
[San Cristobal Estates at Terra Mar - Unit 3 Final Plat.pdf](#)

6. [17-0039](#)

1016133-P051 (16-22000050)**SALIDA DEL SOL AT TERRA MAR- UNIT 2 (FINAL - 6.43 ACRES)**

Located south of Wooldridge Road and west of North Oso Parkway.

Attachments: [TRCPlatRequirements, SalidadelSol-01.11.17PCMTG.pdf](#)
[Salida Del Sol at Terra Mar - Unit 2 - Final Plat.pdf](#)

7. [17-0042](#)

16PL1016**GUSTO SUBDIVISION, BLOCK 1, LOT 1R (REPLAT - 1.53 ACRES)**

Located at the southeast corner of Wooldridge Road and South Staples Street.

Attachments: [TRCPlatRequirements, Gusto-01.11.17PCMTG.pdf](#)
[GUSTO SUBDIVISION, BLOCK 1, LOT 1R-122816.pdf](#)

Time Extension

8. [17-0041](#)

061670-P032 (16-22000030)**DON PATRICIO, BLOCK 6, LOT 1R (REPLAT .066 ACRE)**

Located west of Waldron Road and south of Don Patricio Road.

Attachments: [Don Patricio Block G Lot 1R Plat Ext Request.pdf](#)
[TimeExtension, DonPatricio, BlkG, Lot1R - 01.11.17PCMTg.pdf](#)

B. **Zoning**

New Zoning

9. [17-0043](#)

Case No. 0117-01 - SuperElite, LLC: A change of zoning from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay. The property to be rezoned is described as Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre Lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [Staff Report 0117-01 SuperElite, LLC PUD.pdf](#)
[Power Point - SuperElite, LLC PUD.pdf](#)

10. [17-0044](#)

Case No. 0117-02 - Carriage Management, Inc: A change of zoning from the "RM-AT" Multifamily AT District to the "RS-10/SP" Single-Family 10 District with a Special Permit. The property to be

rezoned is described as Seaside Subdivision and Riviera Condo, Block 1, Lot 6B, located on Ocean Drive between Robert Drive and Airline Road.

Attachments: [Staff Report 0117-02 Carriage Management, Inc..pdf](#)

[PP Presentation 0117-02 I Carriage Management, Inc..pdf](#)

11. [17-0045](#) **Case No. 0117-03 - Carriage Management, Inc:** A change of zoning from the "RM-AT" Multifamily AT District to the "RS-10/SP" Single-Family 10/SP District. The property to be rezoned is described as Seaside Subdivision, Block 2, Lots 1 and 2, located on Ocean Drive between Robert Drive and Airline Road.

Attachments: [Staff Report 0117-03 II Carriage Management, Inc..pdf](#)

[PP Presentation 0117-03 Carriage Management, Inc. \(II\).pdf](#)

12. [17-0046](#) **Case No. 0117-04 - Palm Land Investment, Inc:** A change of zoning from the "RS-4.5" Residential Single Family District to the "RS-TH" Residential Townhouse District. The property to be rezoned is described as being a 5.824 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tract, Section 26, Lots 10 and 11, located west of Oso Parkway and south of Dove Hollow Drive.

Attachments: [0117-04 PC Report Palm Land Investment with Att.pdf](#)

[PalmLandPresentation.pdf](#)

13. [17-0047](#) **Case No. 0117-05 - George Tintera and Ping Jung Tintera:** A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District. The property to be rezoned is described as being a 1.776 acre tract of land of a portion of Wade Riverside Subdivision, Section 4, located on the south side of Northwest Boulevard between Carousal Drive and County Road 73.

Attachments: [0117-05 PC Report George & Ping Jung Tintera w Att.pdf](#)

[Presentation Tintera.pdf](#)

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

Attachments: [LONDON AREA WASTE WATER AND STORM WATER MASTER2.pdf](#)

[London WW MP.pdf](#)

[London Annexation SW2.pdf](#)

IV. Director's Report

V. Items to be Scheduled

VI. Adjournment