



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, June 14, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [17-0718](#) Regular Meeting Minutes of May 17, 2017
Attachments: [MeetingMinutes05.17.2017.pdf](#)
2. [17-0719](#) Workshop Meeting Minutes of May 31, 2017
Attachments: [MeetingMinutes05.31.2017.pdf](#)

III. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

3. [17-0720](#) **1216147-P057 (16PL1014)**
LA PALMERA MALL, BLOCK 1, LOTS 3 & 4 (FINAL - 6.606 ACRES)
Located south of McArdle Road and east of Holmes Drive.

Attachments: [TRCPlatRequirements, LaPalmeraMall-06.14.17PCMTG.pdf](#)
[La Palmera Mall.Final Plat.R2.pdf](#)
4. [17-0721](#) **17PL1045**
PADRE ISLAND CORPUS CHRISTI COQUINA BAY, BLK 27, LOTS 10 & 11 (REPLAT - 0.353 ACRES)
Located north of Moruga Drive and east of Cozumel Drive.

Attachments: [TRCPlatRequirements, PadreIslandCCCoquinaBay-06.14.17PCMTG.pdf](#)
[Padre Island CC Coquina Bay.Replat.R1.pdf](#)
5. [17-0722](#) **17PL1057**
RIVER RIDGE UNIT 2, LOT 3 & 4 (REPLAT - 4.203 ACRES)
Located south of Northwest Boulevard (FM 624) and west of Hazel Basemore Road (CR 69).

Attachments: [TRCPlatRequirements, RiverRidge-06.14.17PCMTG.pdf](#)

[River Ridge Unit 2, Lot 3 & 4.Replat.R2.pdf](#)

6. [17-0723](#) **17PL1058**
RIVERVIEW ESTATES SUBDIVISION, LOTS 4C-1 & 4C-2 (REPLAT - 4.43 ACRES)
Located west of McKinzie Road & north of Interstate Highway 37.

Attachments: [TRCPlatRequirements, RiverviewEstatesSubdivision-06.14.17PCMTG.pdf](#)
[Riverview Estates Subdivision, Lots 4C-1 & 4C-2.Replat.R2.pdf](#)

Time Extension

7. [17-0724](#) **081307-NP066 (13-21000031)**
WILLOWOOD UNIT 7 (PRELIMINARY- 22.59 ACRES)
Location: West of Violet Road (FM 24) at the west end of Willowood Creek Drive.

Attachments: [TimeExtReq, WillowoodUnit2PRELIM - PCMTg.pdf](#)
[ExtRequestLtrWillowoodUnit2PRELIM.pdf](#)

B. Zoning

New Zoning

8. [17-0725](#) **Case No. 0617-01 - MVR Construction Company:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as Country Club Estates Unit 20, Block 1, Lot 1. The property is located along the east side of Aaron Drive, north of Bratton Road, and south of Acushnet Drive.

Attachments: [0617-01 Power Point - MVR Construction Company.pdf](#)
[Staff Report 0617-01 MVR Construction Company with Exhibits.pdf](#)

C. Text Amendment

9. [17-0726](#) Ordinance Amending the Unified Development Code to Codify Community Home Use in Residential Districts.

Attachments: [PC Agenda Memo -Community Home.pdf](#)
[Community Home Ordinance.pdf](#)
[PC Presentation -Community Homes.pdf](#)

D. Amendment to the Comprehensive Plan

- 10.** [17-0507](#) An Amendment to the Urban Transportation Plan deleting Bronx Drive located between Master Channel 31 Ditch and Yorktown Boulevard

Attachments: [UTP DELETION OF BRONX- PC report.pdf](#)

[Del Mar PC Presentation.pptx](#)

[Del Mar - Bronx - TIA report 6-7-17.pdf](#)

[Applicant Request Letter.pdf](#)

[Del Mar College Letter Bike. Pedestrian construction.pdf](#)

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