



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, June 13, 2018

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [18-0699](#) Regular Meeting Minutes of May 30, 2018
Attachments: [MeetingMinutes08-Jun-2018-10-08-27.pdf](#)

III. Public Hearing (Items 2 - 10) - Discussion and Possible Action

A. Plats

New Plats

2. [18-0700](#) 18PL1015
GARDENDALE ADDITION NO. 3, BLOCK 11, LOT 15R (REPLAT - 1.69 ACRES)
Located north of Williams Street and west of South Staples Street.
Attachments: [CoverPage-GardendaleAddition-06.13.18PCMTG.pdf](#)
[Resolution comments- Gardendal Addition No. 3.pdf](#)
[Gardendale Additon No. 3, Blk 23, Lot 11.R1.pdf](#)
3. [18-0701](#) 18PL1030
IHS PARK SPRINGS (PRELIMINARY - 10.19 ACRES)
Located west of Hazel Bazemore (CR 69) and south of Northwest Boulevard (FM 624).
Attachments: [CoverPage-IHSParkSprings-06.13.18PCMTG.pdf](#)
[Resolution Comments- IHS Park Springs.pdf](#)
[IHS Park Springs- Preliminary.pdf](#)
4. [18-0703](#) 18PL1040
MAHAN ACRES, BLOCK 4, LOTS 12A & 12B (REPLAT - 0.457 ACRES)
Located east of Kostoryz Road and north of Foley Drive.
Attachments: [CoverPage-MahanAcres,Blk4-06.13.18PCMTG.pdf](#)

[MahanAcres,Blk4 Plat for PC.pdf](#)

[Mahan Acres Block 4, Lots 12A & 12B.Comment Resolution.R1.pdf](#)

5. [18-0704](#) 18PL1045
MAHAN ACRES, BLK 6, LOTS 1A & 1B (REPLAT - 0.48 ACRES)
Located north McArdle Road and east of Kostoryz Road.

Attachments: [CoverPage-MahanAcres,Blk6-06.13.18PCMTG.pdf](#)

[Resolution comments-Mahan Acres, Blk 6, Lot 1A & 1B.pdf](#)

[MahanAcres,Blk6 Plat for PC.pdf](#)

6. [18-0705](#) 18PL1046
JERRY PLACE, BLOCK 1, LOT1R (REPLAT - 1.87 ACRES)
Located east of Ayers Street and south of Gollihar Road.

Attachments: [CoverPage-JerryPlace-06.13.18PCMTG.pdf](#)

[Resolution comments- Jerry Place Blk 1, Lot 4.pdf](#)

[Jerry Place Blk 1, Lot 4.R2.pdf](#)

7. [18-0706](#) 18PL1055
WOOLDRIDGE CREEK UNIT 9, BLOCK 3, LOTS 1A & 1B (FINAL - 5.45 ACRES)
Located north of Wooldridge Road and west of Airline Road.

Attachments: [CoverPage-WooldridgeCreek-06.13.18PCMTG.pdf](#)

[Comment Resolution- Wooldridge Creek Unit 9.pdf](#)

[Wooldridge Creek Unit 9, Blk 3 Lots 1A & 1B.R1.pdf](#)

Time Extension

8. [18-0707](#) 17PL1128
PARK PID UNIT 1 (FINAL - 18.86 ACRES)
Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.

Attachments: [TimeExtReq-ParkPID- 06.13.18PCMtg.pdf](#)

[Plat Ext Request and Fee.pdf](#)

[PARK PID UNIT 1.APPROVED PLAT.pdf](#)

Appeal

9. [18-0708](#) 17PL1082
ARUBA PUD (FINAL - 3.65 ACRES)
Located north of Whitecap Boulevard and west of Windward Drive.
Appeal from a Staff Determination of Plat Expiration as a Result of

Insufficient Progress on Construction of Improvements Aruba P.U.D. Plat

Attachments: [PC Agenda Memo 17PL1082 ARUBA PUD PLAT EXPIRATION APPEAL.pdf](#)
[Aruba Bay Resort Letter to Nina-Mendez.pdf](#)
[ActionLtr09.20.17PCMtq.pdf](#)
[PP_17PL1082 Aruba P.U.D. Final Plat-APPEAL PLAT EXPIRATION.pptx](#)

B. New Zoning

10. [18-0709](#) **Public Hearing - Special Permit Time Extension Request at or near 7442 Wooldridge Road**

Case No. 0618-01 - Dorsal Development, LLC:

Ordinance rezoning property at or near 7442 Wooldridge Road (located on the north side of Wooldridge Road, east of Roddfield Road, and west of Ennis Joslin Road), from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District.

Attachments: [PP_0618-01 Dorsal Development, LLC..pptx](#)
[PC Agenda Memo_0618-01 Dorsal Development, LLC..pdf](#)
[Staff Report_0618-01 Dorsal Development, LLC. with Exhibits.pdf](#)

Briefing

11. [18-0710](#) **Small Cell Design Manual**

Attachments: [Agenda Memo-Small Cell - Presentation.pdf](#)
[2018 PC Presentation - Small Cell 6.6.18.pptx](#)

IV. Director's Report

V. Items to be Scheduled

VI. Adjournment