



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, July 10, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Opening Statement

III. Approval of Absences: None

IV. Approval of Minutes

1. [19-0903](#) Regular Meeting Minutes of June 26, 2019

Attachments: [MeetingMinutes06.26.19.pdf](#)

V. Budget Presentation

2. [19-0944](#) Proposed FY2019-2020 Capital Improvement Program (CIP) Budget and Planning Guide.

Attachments: [Agenda Memo - Planning Commission.pdf](#)

[FY19-20 CIP Budget - Planning Commission Presentation.pdf](#)

VI. Consent Public Hearing: (Items A, B & C) - Discussion and Possible Action

A. New Plat with Variance (Waiver)

3. [19-0941](#) **19PL1056 - SIDEWALK WAIVER**
CORPUS CHRISTI INDUSTRIAL DISTRICT, BLOCK 1, LOT 21R
(REPLAT - 1.020 ACRES)

Located west of Forty Fourth Street and north of Beacon Street.

Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [1. Corpus Christi Industrial District Sidewalk PC Memo.pdf](#)

[2. Corpus Christi Industrial District Sidewalk Waiver 07.10.2019.pptx](#)

[CC Industrial District Sidewalk waiver request letter.pdf](#)

[C.C. Industrial District Blk. 1 Lot 21R.Replat R1-6-21-19.pdf](#)

4. [19-0942](#)**19PL1056**

CORPUS CHRISTI INDUSTRIAL DISTRICT, BLOCK 1, LOT 21R
(REPLAT - 1.020 ACRES)

Located east of Forty Fourth Street and north of Beacon Street.

Attachments: [CoverPage-CCIndustrial_07.10.19PCMTG.pdf](#)
[CC Industrial District.Comment Resolution_R1_6-21-19.pdf](#)
[C.C. Industrial District Blk. 1 Lot 21R.Replat_R1-6-21-19.pdf](#)

B. New Plats5. [19-0904](#)**19PL1041 - CONDITIONAL**

AIRLINE CROSSING UNIT 3 (FINAL - 15.62 ACRES)

Located west of Airline Road and south of Lipes Boulevard.

Attachments: [CoverPage-AirlineCrossing_07.10.19PCMTG.pdf](#)
[Resolution Comments- Airline Crossing Unit 3.R1.pdf](#)
[Airline Crossing Unit 3.R1.pdf](#)

6. [19-0952](#)**19PL1044**

PORTAIRS ADDITION, BLOCK 8, LOT 3R (REPLAT - 0.62 ACRES)

Located north of Gollihar Road and east of Ayers Street.

Attachments: [CoverPage-PortairsAddition_07.10.19PCMTG.pdf](#)
[Resolution Comments - Portairs Addition.R1.pdf](#)
[Portairs Addition, Blk 8, Lot 3R.R1.pdf](#)

Time Extension7. [19-0927](#)**18PL1065**

SWAN VILLAGE - PHASE I (FINAL - 44.90 ACRES)

Located west of County Road 41 and south of FM 2444.

Attachments: [TimeExtReq-SwanVillage-07.10.19PCMTg.pdf](#)
[SWAN VILLAGE-PHASE ONE.APPROVED PLAT.pdf](#)
[final plat time ext - Swan Village Unit 1.pdf](#)

C. New Zoning**8. [19-0905](#) Public Hearing - Rezoning Property at or near 4001 Leopard Street****Case No. 0719-01 - Corpus Christi Limousines Unlimited, Inc.:**

Ordinance to consider a Special Permit Time Extension Request for an additional 12 months for the property at or near 4001 Leopard Street (located on the south side of Leopard Street, west of Villa Drive, and east of Van Cleve Drive).

Attachments: [Staff Report_0719-01 Corpus Christi Limousines Unlimited, Inc..pdf](#)
[PP_0719-01 Corpus Christi Limousines Unlimited, Inc..pptx](#)

9. [19-0906](#) Public Hearing - Rezoning Property at or near 2110 Laguna Shores Road**Case No. 0719-02 - B & A Terra Firma:**

Ordinance rezoning property at or near 2110 Laguna Shores Road (located on the west side of Laguna Shores Road, north of Hustlin Hornet Drive, and south of Lola Johnson Road) from the "RE" Residential Estate District to the "RS-6" Single-Family 6 District.

Attachments: [Staff Report_0719-02 B&A Terra Firma Development, LLC.pdf](#)
[PP_0719-02 B&A Terra Firma Development, LLC.pptx](#)

10. [19-0907](#) Public Hearing - Rezoning Property at or near 6202 Yorktown Boulevard**Case No. 0719-03 - Cloudcroft Land Ventures, Inc.:**

Ordinance rezoning property at or near 6202 Yorktown Boulevard (located at the northwest corner of the intersection of Yorktown Boulevard and Annemasse Drive, and west of Cimarron Boulevard) from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District.

Attachments: [Staff Report_0719-03 Cloudcroft Land Ventures.pdf](#)
[PP_0719-03 Cloudcroft Land Ventures.pptx](#)

11. [19-0920](#) **Public Hearing - Rezoning Property at or near 121 Pueblo Avenue**

Case No. 0719-04 - Guillermo Munoz:

Ordinance rezoning property at or near 121 Pueblo Avenue (located along the east side of Pueblo Street, north of Lou Street, and south of Agnes Street) from the "IL" Light Industrial District to the "RM-3" Multifamily 3 District.

Attachments: [Staff Report_0619-04_Guillermo Munoz.pdf](#)
[PP_0619-04_Guillermo Munoz.pptx](#)

VII. **Director's Report**

VIII. **Items to be Scheduled**

IX. **Adjournment of Planning Commission Meeting**

X. **Convene Airport Zoning Commission Meeting (Planning Commission)**

A. **Call to Order, Roll Call**

B. **Approval of Absences: Commissioner Zarghouni**

C. **Approval of Airport Zoning Commission (AZC) Minutes**

12. [19-0908](#) **Airport Zoning Commission Meeting Minutes - April 3, 2019**

Attachments: [04.3.19AZCDraftMins.pdf](#)

D. **Presentation**

13. [19-0148](#) **Compatible Zoning Districts**

Attachments: [PP_Compatible Districts.pptx](#)

E. **Director's Report**

F. **Adjournment of Airport Zoning Commission Meeting**