



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 13, 2019

5:30 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to 3 minutes.
- IV. Approval of Absences: None
- V. Approval of Minutes
 - 1. [19-1596](#) Regular Meeting Minutes of October 30, 2019
Attachments: [MeetingMinutes10.30.19.pdf](#)
- VI. Consent Public Hearing: (Items A & B) - Discussion and Possible Action
 - A. Plats

New Plats

- 2. [19-1570](#) **19PL1072**
FARMER'S ROW SUBDIVISION, BLK 1, LOTS 2A, 2B & 2C (REPLAT - 13.70 ACRES)
Located east of South Staples Street and north of Yorktown Boulevard.

Attachments: [CoverPage-Farmer'sRow_11.13.19PCMTG.pdf](#)
[FarmersRow ResolutionCommentsR1_10-10-19.pdf](#)
[Farmers.Replat R1_10-10.pdf](#)

3. [19-1571](#) **19PL1097**
 CALLICOATE ESTATES UNIT 5 - PHASE I (FINAL - 12.33 ACRES)
 Located south of Leopard St and east of Callicoatte Road.
- Attachments: [CoverPage-CallicoateEstates_11.13.19PCMTG.pdf](#)
 [Callicoate Estates Unit 5 Phase I- Plat Review Comments.R2.pdf](#)
 [190249_Callicoate Estates 5 Phase 1.pdf](#)
4. [19-1574](#) **19PL1085**
 KING'S POINT UNIT 2, BLOCK 2, LOTS 1 AND 2 (FINAL - 2.78 ACRES)
 Located north of Yorktown Boulevard and west of Annemasse Street.
- Attachments: [CoverPage-King'sPoint_11.13.19PCMTG.pdf](#)
 [King's Point Resolution Comments R2_11-01-19.pdf](#)
 [King's Point Unit 2 R2_11-01-19.pdf](#)
5. [19-1575](#) **19PL1096**
 WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
 Located south of Leopard St and west of Starlite Lane.
- Attachments: [CoverPage-WestwoodHeights_11.13.19PCMTG.pdf](#)
 [Westwood Heights Resolution Comments.R1.pdf](#)
 [Westwood Heights.R1.pdf](#)
6. [19-1576](#) **19PL1105**
 WILDCAT INDUSTRIAL PARK, BLK 2, LOT 4, 5, 6 & 7A & 7B (PRELIM - 20.88 ACRES)
 Located west of Southern Mineral Road and south of Leopard Street.
- Attachments: [CoverPage-WildcatIndPark_11.13.19PCMTG.pdf](#)
 [Wildcat Industrial Park, Block 2, Lots 4,5,6,&7A&7B.R1.pdf](#)
 [Wildcat Industrial Park Preliminary Plat.R1.pdf](#)
7. [19-1577](#) **19PL1106**
 BLUE CHIP INDUSTRIAL TRACTS, BLK 1, LOT 1 (FINAL - 5.22 ACRES)
 Located east of Navigation Boulevard and south of Agnes Street (State Hwy 44).
- Attachments: [CoverPage-BlueChip_11.13.19PCMTG.pdf](#)
 [Blue Chip Review Comments.R2.pdf](#)
 [Blue Chip Industrial Tract.R2.pdf](#)

8. [19-1597](#) **18PL1031 - CONDITIONAL**
RANCHO VISTA SUBDIVISION (PRELIMINARY - 213 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.
Attachments: [CoverPage-RanchoVistaPrelim 11.13.19PCMTG.pdf](#)
[Rancho Vista Preliminary Plat Review Comments.R1.pdf](#)
[Rancho Vista Prelim.R1.pdf](#)

Time Extensions

9. [19-1583](#) **19PL1012**
LONDON TOWNE SUBDIVISION UNIT 1 (FINAL 22.91 ACRES)
Located north of F.M. 43 and east and west of C.R. 33.
Attachments: [CoverPage-LondonTowne 11.13.19PCMTG.pdf](#)
[Time Extension Letter 10-31-19.pdf](#)
[LONDONTOWNE-UNIT1_PCAPPRVDPLAT_20190524_0001.pdf](#)
10. [19-1584](#) **18PL1027**
WILLOWOOD UNIT 9 (FINAL 7.71 ACRES)
Located south of Sapamco Creek Drive and east of Devil's Creek Drive.
Attachments: [CoverPage-Willowood 11.13.19PCMTG.pdf](#)
[Time Extension Request.pdf](#)
[WILLOWOOD-UNIT9_PC_APPRVD_PLAT.pdf](#)
11. [19-1586](#) **17PL1120**
THE VINEYARDS UNIT 4 (PRELIMINARY - 15.45 ACRES)
Located south of Saratoga Boulevard and east of Airline Road.
Attachments: [CoverPage-Vineyards 11.13.19PCMTG.pdf](#)
[The Vineyards PrelimTime Ext Reques.pdf](#)
[PCApprvdPlat.pdf](#)

Plat with Variance (Waiver)

12. [19-1585](#) **19PL1079 - SIDEWALK WAIVER**
PI - CC, SECTION 4, BLK 215, LOTS 4A & 4B (REPLAT - 0.22 ACRES)
Located south of Whitecap Blvd and west of South Padre Island D (Park Road 22).
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.
Attachments: [PI-CC Section 4 Sidewalk Memo.pdf](#)
[PI-CC SW Waiver.pptx](#)

[SW Waiver request.pdf](#)

B. New Zoning

13. [19-1579](#) Public Hearing - Rezoning Property at or near 221 Kleberg Place

Case No. 1119-01 - SCCBH, LLC: Ordinance rezoning property at or near 221 Kleberg Place (located along the south side of Kleberg Place, west of North Beach, and east of Surfside Boulevard) from the “CR-1” Resort Commercial District to the “CR-3” Resort Commercial District.

Attachments: [Staff Report_ 1119-01 SCCBH, LLC.pdf](#)
[PP_ 0219-04 SCCBH, LLC.pptx](#)

14. [19-1580](#) Public Hearing - Rezoning Property at or near 202, 229 & 230 Kleberg Place

Case No. 1119-02 - H&P North Beach, LLC: Ordinance rezoning property at or near 202, 229 & 230 Kleberg Place (located along the north side of Kleberg Place, west of North Beach, and east of Surfside Boulevard) from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.

Attachments: [Staff Report_ 1119-02 H&P North Beach, LLC.pdf](#)
[PP_ 1119-02 H&P North Beach, LLC.pptx](#)

15. [19-1581](#) Public Hearing - Rezoning Property at or near 3846 Herring Drive

Case No. 1119-04 - Virgil and Carolyn Greene: Ordinance rezoning property at or near 3846 Herring Drive (located along the west side of Herring Drive, north of Yorktown Boulevard, and west of Laguna Shores Road) from the “RMH” Manufactured Home District to the RS-6” Single-Family 6 District.

Attachments: [PC Report_ 1119-04 Virgil and Carolyn Greene.pdf](#)
[PP_ 1119-04 Virgil and Carolyn Greene.pptx](#)

16. [19-1582](#) Public Hearing - Rezoning Property at or near 2427 Francis Street

Case No. 1119-05 - Corpus Christi Housing Authority: Ordinance rezoning property at or near 2427 Francis Street (located along the south side of Francis Street, east of South Port Avenue, and west of Cleo Street) from the “RS-6” Single-Family 6 District to the “RS-TF” Two Family District.

Attachments: [PC Report_ 1119-05 CC Housing Authority.pdf](#)

[PP_1119-05 CC Housing Authority.pptx](#)

VII. Discussion and Possible Action Regarding the 2020 Planning Commission and Airport Zoning Commission Meeting Calendar

17. [19-1590](#)

Attachments: [2020PlanningCalendar.pdf](#)

VIII. Director's Report - Announcement of Upcoming Projects

IX. Items to be Scheduled

X. Adjournment