



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, December 18, 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: Chairman Crull & Commissioner York
- V. Approval of Minutes
 1. [19-1769](#) Regular Meeting Minutes of December 4, 2019.
Attachments: [MeetingMinutes04-Dec-2019.pdf](#)
- VI. Consent Public Hearing: (Items A, B & C) - Discussion and Possible Action
 - A. **New Plats**
 2. [19-1765](#) **19PL1108**
COUNTRY CLUB ESTATES UNIT 20, BLOCK 2, LOTS 7D & 7E (REPLAT - 5.11 ACRES)
Located south of Saratoga Boulevard and east of Weber Road.

Attachments: [CoverPage-CountryClubUnit20 12.18.19PCMTG.pdf](#)
[CountryClub Estates Unit20 Comment Resolution.R2.pdf](#)
[Country Club Estates, Unit 20.R2.1.pdf](#)

3. [19-1766](#) **19PL1115**
VISTA HERMOSA PHASE IV, BLK 12, LOTS 3 & 4 (REPLAT - 1.69 ACRES)
Located west of Kostoryz Road and north of Holly Road.
- Attachments: [CoverPage-VistaHermosa_12184.19PCMTG.pdf](#)
 [Vista Hermosa Ph IV Comment Resolution.R1.pdf](#)
 [Vista Hermosa-PLAT.R1.pdf](#)
4. [19-1767](#) **19PL1116**
FLOUR BLUFF ESTATES NO. 2, BLK 9, LOT 19R (FINAL REPLAT - 0.1894 ACRES)
Located north of Webb Street and west of Jane Street.
- Attachments: [CoverPage-FB Estates_12.18.19PCMTG.pdf](#)
 [FB Estates Comment Resolution R1_11-19-19.pdf](#)
 [FB EstatesNo. 2 R1_11-19-19.pdf](#)
5. [19-1768](#) **19PL1117**
BEHMANN ADDITION, BLOCK 2, LOTS 4E AND 4F (REPLAT - 14.73 ACRES)
Located west of Ayers Street and east of State Highway 286 (Crosstown Expressway).
- Attachments: [CoverPage-Behmann_12.18.19PCMTG.pdf](#)
 [Behmann Add Resolution R2_12-04-19.pdf](#)
 [Behmann Replat R2_12-04-19.pdf](#)
- B. **New Zoning**
6. [19-1770](#) **Public Hearing - Rezoning Property at or near 2301 Flour Bluff Drive**
- Case No. 1219-03 - MVR Construction Company:** Ordinance rezoning property at or near 2301 Flour Bluff Drive (located along the west side of Flour Bluff Drive, south of Purdue Road, and north of Glenoak Drive) from the "RS-6" Single-Family 6 District and the "CG-2" General Commercial District to the "RS-4.5" Single-Family 4.5 District.
- Attachments: [PC Report - MVR Construction Co.pdf](#)
 [PC Presentation - MVR Construction Co.pptx](#)

C. Master Plan

7. [19-1773](#) Amendments to the London Area Wastewater Master Plan

Attachments: [London WW plan Agenda Memo.pdf](#)
[Applicant Request Letter -WWMP-LTR 10-11-19.pdf](#)
[London Area WW MP Adjustment.pdf](#)
[London WW Master Plan Amdmt 12.10.19.pptx](#)

VII. Public Hearing: (Items D & E) - Discussion and Possible Action**D. Tabled Zoning**

8. [19-1658](#) Public Hearing - Rezoning Property at or near 7121 Saratoga Boulevard (State Highway 357)

Case No. 1119-03 - Mortesza Shafinury & Abdolrhim Aminzadeh:

Ordinance rezoning property at or near 7121 Saratoga Boulevard (State Highway 357) (located along the south side of Saratoga Boulevard (State Highway 357), west of Airline Road, and east of Rodd Field Road) from the "RM-1" Multi-Family 1 District and "CG-2" General Commercial District to the "IL" Light Industrial District.

Attachments: [Staff Report 1119-03 Shafinury and Aminzadeh.pdf](#)
[PP_1119-03 Shafinury and Aminzadeh.pptx](#)

E. New Zoning

9. [19-1771](#) Public Hearing - Rezoning Property at or near 4938 Moody Drive

Case No. 1219-02 - Zeba, Inc: Ordinance rezoning property at or near 4938 Moody Drive (located along the east side of Moody Drive, east of Bayou Street, and south of Trojan Drive) from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

Attachments: [PC Report - Zeba, Inc.pdf](#)
[PC Presentation - Zeba, Inc.pptx](#)

VIII. Briefing

10. [19-1772](#) Southside and London Area Development Plan Updates

Attachments: [Agenda Memo- Southside and London ADPs Briefing.pdf](#)
[Presentation - Southside and London ADPs.pdf](#)
[2019.11.18 - DRAFT London Area Development Plan_reduced file size.pdf](#)

[2019.11.18 - DRAFT Southside Area Development Plan Reduced File Size.pdf](#)

- IX. Director's Report**
- X. Items to be Scheduled**
- XI. Adjournment**