



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, January 22, 2020

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. [20-0122](#) Regular Meeting Minutes January 8, 2020
Attachments: [MeetingMinutes8-Jan-2020.pdf](#)
- VI. **Consent Public Hearing: (Items A & B) - Discussion and Possible Action**

A. Plats

New Plats

2. [20-0123](#) **19PL1073**
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL - 2.997 ACRES)
Located north of Old Brownsville Road and west of Padre Island Drive.
Attachments: [CoverPg-IndTechParkUnit3_1.22.20PCMTG.pdf](#)
[Industrial TechPark Unit 3-ResolutionCommR2.pdf](#)
[Industrial Technology Park Unit 3-Plat.R2.pdf](#)

3. [20-0125](#) **19PL1123**
FITCHUE PLACE ADDITION, BLK 1303, LOT 15R (FINAL REPLAT - 0.14 ACRES)
Located west of South Brownlee Boulevard and north of Ayers Street.
- Attachments:* [CoverPage-FitchuePlaceAddition_1.22.20PCMTG.pdf](#)
[FitchuePlace-ResolutionCommR2.pdf](#)
[Fitchue Place Addition.Replat.R2.pdf](#)
4. [20-0124](#) **19PL1110**
WILDCAT INDUSTRIAL PARK, BLOCK 2, LOTS 7A & 7B (FINAL - 5.75 ACRES)
Located west of Southern Minerals Road and south of Leopard Street.
- Attachments:* [CoverPg-WildcatIndPark_1.22.20PCMTG.pdf](#)
[Wildcat Industrial Park ResolutionComm.R1.1.pdf](#)
[Wildcat Industrial Park, Block 2, Lots 7A & 7B.R1.pdf](#)
5. [20-0126](#) **19PL1126**
PERRY'S ESTATE, BLOCK 2, LOT 21R (REPLAT - 0.305 ACRES)
Located west of Waldron Road and south of Graham Road.
- Attachments:* [CoverPage-PerryEstate_1.22.20PCMTG.pdf](#)
[PerryEstates-ResolutionCommR2.1.pdf](#)
[Perrys Estate Lot 21R, Block 2.R2.1.pdf](#)
- New Plat with a Variance (Waiver)**
6. [20-0128](#) **19PL1118 - SIDEWALK WAIVER**
PADRE ISLAND - CORPUS CHRISTI PORTS O' CALL, BLK 20, LOT 9A - 9H (REPLAT - 0.45 ACRES)
Located east of Spyglass Drive and south of Ports O' Call Drive.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.
- Attachments:* [PI-POC SWMemo.pdf](#)
[PI-POC SWPPT1.pdf](#)
[Waiver.pdf](#)

7. [20-0127](#) **19PL1118**
PADRE ISLAND - CORPUS CHRISTI PORTS O' CALL, BLK 20, LOT 9A - 9H (REPLAT - 0.45 ACRES)
Located east of Spyglass Drive and south of Ports O' Call Drive.

Attachments: [CoverPg-PICC Ports O'Call 1.22.20PCMTG.pdf](#)
[PICC ResolutionComm R2 1-07-20.pdf](#)
[PICC Replat R2 1-07-20.pdf](#)

B. New Zoning

8. [20-0129](#) **Public Hearing - Rezoning Property at or near 6099 and 6101 Ennis Joslin Road**

Case No. 0120-04 - H.I. Investments: Ordinance rezoning property at or near 6099 and 6101 Ennis Joslin Road (located along the east side of Ennis Joslin Road, south of Ocean Drive, and north of South Alameda Street), from the "RS-10" Single-Family 10 District to the "ON" Neighborhood Office District.

Attachments: [PC Report - HI Investments.pdf](#)
[PC Presentation - HI Investments.pptx](#)

VII. Public Hearing: (Item C) - Discussion and Possible Action

C. New Zoning

9. [20-0130](#) **Public Hearing - Rezoning Property at or near 1733 South Brownlee Boulevard**

Case No. 0120-05 - My Home Team Media, LLC: Ordinance rezoning property at or near 1733 South Brownlee Boulevard (located along the west side of South Brownlee Boulevard, south of Ayers Street, and north of South Staples Street), from the "CG-2" General Commercial District to the "IL" Light Industrial District.

Attachments: [PC Report - My Home Team Media, LLC..pdf](#)
[PC Presentation - My Home Team Media, LLC..pptx](#)

VIII. Briefing

10. [20-0145](#) **Alternative Utility Financing Study**

Attachments: [Trust Fund Briefing to PC 1.22.20.pptx](#)

- IX. Discussion and Possible Action Regarding Recommendation of Planning Commission Representatives for the Development Services Technical Advisory Group
- X. Director's Report
- XI. Items to be Scheduled
- XII. Adjournment of Planning Commission Meeting
- XIII. Convene Airport Zoning Commission Meeting (Planning Commission)
 - A. Call to Order, Roll Call
 - B. Approval of Absences: None
 - C. **PUBLIC COMMENT:** The public is invited to speak on any agenda item and any other items that pertain to the Airport Zoning Commission. Comments are limited to 3 minutes.
 - D. Approval of Airport Zoning Commission (AZC) Minutes
 - 11. [20-0133](#) AZC Regular Meeting Minutes - October 2, 2019
 - Attachments:* [10.02.19AZCDraftMins.pdf](#)
 - E. Director's Report
 - F. Adjournment of Airport Zoning Commission Meeting