



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, February 5, 2020

5:30 PM

Council Chambers

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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. [20-0194](#) Regular Meeting Minutes of January 22, 2020  
*Attachments:* [MeetingMinutes22-Jan-2020.pdf](#)
- VI. **Consent Public Hearing: (Items A & B) - Discussion and Possible Action**
  - A. **Plats**
    - New Plats**
    2. [20-0190](#) **19PL1109**  
**SOUTH TEXAS BONE & JOINT MEDICAL PLAZA (PRELIMINARY - 38.43 ACRES)**  
Located south of Holly Road and west of Crosstown Expressway (SH 286).  
*Attachments:* [CoverPg-SothTXBone&Joint\\_02.05.20MTG.pdf](#)  
[South exasJoint-ResolutionsR2.pdf](#)  
[South Texas Bone & Joine.R2.pdf](#)

3. [20-0191](#) **19PL1121**  
BELAIRE PARK, UNIT 2, BLOCK 5, LOT 18R (FINAL REPLAT - 0.1734 ACRES)  
Located west of Cambridge Drive between Norton Street and Orlando Drive.
- Attachments:** [CoverPg-BelairePark\\_02.05.20MTG.pdf](#)  
[BelairePark ResolutionR2\\_1-10-20.pdf](#)  
[Belaire Park Replat R2\\_1-10-20.pdf](#)
4. [20-0192](#) **19PL1128**  
GREENWAY GARDENS UNIT 2, BLK 1, LOTS 52A & 52B (REPLAT - 2.285 ACRES)  
Located east of Rodd Field Road and north of Sparkle Sea Drive.
- Attachments:** [CoverPg-GreenwayGardens\\_02.05.20MTG.pdf](#)  
[Greenway ResolutionCommR1\\_1-06-20.pdf](#)  
[Greenway R1\\_1-06-20.pdf](#)
5. [20-0193](#) **19PL1132**  
SERRATA FAMILY TRACT, BLOCK 1, LOT 1 OCL (FINAL - 0.921 ACRES)  
Located west of County Road 51 and south of FM 43.
- Attachments:** [Serrata Tract ResolutionCommR2\\_1-23-20.pdf](#)  
[CoverPg-SerrataTract\\_02.05.20MTG.pdf](#)  
[Serrata R2\\_1-23-20.pdf](#)

### Time Extensions

6. [20-0195](#) **18PL1069**  
SANDY CREEK UNIT 5 (FINAL - 8.451 ACRES)  
Located south of Holly Road and east of Rodd Field Road.
- Attachments:** [TimeExt\\_SandyCreekUnit5-02.05.20PCMTg.pdf](#)  
[ThirdExtReqLtrr.pdf](#)  
[SANDY CREEK UNIT 5.APPROVED PLAT.pdf](#)
7. [20-0196](#) **19PL1060**  
WOODSIDE SUBDIVISION (FINAL - 9.1 ACRES)  
Located north of Leopard Street and east of McKinzie Road.
- Attachments:** [TimeExt\\_WoodsideSub-02.05.20PCMTg.pdf](#)  
[Woodside Subdivision- ExtReq.pdf](#)  
[WOODSIDESUB\\_PC-APPRDPLAT.pdf](#)

**Variance (Waiver)**

8. [20-0197](#) **19PL1126 - SIDEWALK WAIVER**  
**PERRY'S ESTATE, BLOCK 2, LOT 21R (REPLAT - 0.305 ACRES)**  
Located west of Waldron Road and south of Graham Road.  
*Attachments:* [Perry's Estate SWMemo.docx](#)  
[Perry's Estate- SWPPT.pptx](#)

**B. New Zoning**

9. [20-0199](#) **Public Hearing - Rezoning Property at or near 430 North Padre Island Drive**

**Case No. 0220-01 - Cliff Investments, Inc:** Ordinance rezoning property at or near 430 North Padre Island Drive (located along the south side of Bates Road, west of Flato Road, and east of North Padre Island Drive (State Highway 358), from the "RM-3" Multifamily District and the "CG-2" General Commercial District to the "IL" Light Industrial District.

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

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

10. [20-0200](#)  
Ordinance adopting a new London Area Development Plan, an element of the City of Corpus Christi Comprehensive Plan, rescinding the former plan adopted by City Council ordinance #019975, and establishing the City of Corpus Christi's development objectives, policy initiatives and implementation plans, and public investment initiatives for the London area.

*Attachments:* [Presentation - London ADP.pdf](#)  
[Agenda Memo- London ADP.pdf](#)  
[London Area Development Plan MetroQuest Survey Summary.pdf](#)  
[London Area Development Plan.pdf](#)  
[Ordinance- London ADP.pdf](#)

**11.**     [20-0201](#)

Ordinance adopting a new Southside Area Development Plan, an element of the City of Corpus Christi Comprehensive Plan, rescinding the former plan adopted by City Council ordinance #020678, and establishing the City of Corpus Christi's development objectives, policy initiatives and implementation plans, and public investment initiatives for the Southside area.

**Attachments:** [Agenda Memo- Southside ADP.pdf](#)

[Presentation - Southside ADP.pdf](#)

[Southside Area Development Plan.pdf](#)

[Ordinance- Southside ADP.pdf](#)

[Southside Area Development Plan MetroQuest Survey Summary.pdf](#)

**VIII.     Discussion and Possible Action Regarding Recommendation of Planning Commission Representatives for the Flour Bluff Area Development Plan Advisory Committee**

**IX.       Discussion and Possible Action Regarding Recommendation of a Planning Commission Liaison for the Island Strategic Action Committee**

**X.        Director's Report**

**XI.       Items to be Scheduled**

**XII.      Adjournment**