



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, March 4, 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: Vice Chairman Baugh
- V. Approval of Minutes
 1. [20-0320](#) Regular Meeting Minutes of February 19, 2020
Attachments: [MeetingMinutes19-Feb-2020.pdf](#)
- VI. Consent Public Hearing: (Items A & B) - Discussion and Possible Action
 - A. New Plats
 2. [20-0307](#) 20PL1003
BONITA ADDITION, BLK 3, LOT 18R (FINAL REPLAT - 0.167 ACRE)
Located north of Baldwin Boulevard and west of Ayers Street.
Attachments: [CoverPg-BonitaAddtion_03.4.20MTG.pdf](#)
[BonitaAddition-TRC CommR1.pdf](#)
[Bonita Addition, Blk 3, Lot 18R.R1.pdf](#)

3. [20-0312](#) **19PL1005**
 LENA PEARSE ADDITION, BLK 2, LOT 2R (FINAL - 0.167 ACRE)
 Located west of Lewis Street between Norton Street & Fannin Street.
 Attachments: [LenaResolutionCommR1_1-31-20.pdf](#)
 [CoverPg-LenaPearse_03.4.20MTG.pdf](#)
 [Lena Pearse R1_1-31-20.pdf](#)
4. [20-0315](#) **20PL1005**
 GEISTMAN TRACT, BLK 1, LOT 21R (FINAL REPLAT - 0.2835 ACRE)
 Located south of I-37 Access Road and east of Louis Lynch Drive.
 Attachments: [GeistmanResolutionCommR1_1-29-20.pdf](#)
 [CoverPg-GeistmanTract_03.4.20MTG.pdf](#)
 [Geistman Tract R1 1-29-20.pdf](#)
5. [20-0316](#) **20PL1004**
 KING'S LANDING UNIT 1 (FINAL - 124.485 ACRES)
 Located at FM 43 west of CR 33 and east of Digger Lane.
 Attachments: [King'sLandingResolutionR2_2-12-20.pdf](#)
 [CoverPg-KingsLanding_03.4.20MTG.pdf](#)
 [King's Landing Final R2_2-12-20.pdf](#)
6. [20-0318](#) **19PL1119**
 S. TEXAS BONE & JOINT MEDICAL PLAZA UNIT 1, BLK 1, LOTS 1-3
 (FINAL - 15.68 ACRES)
 Located south of Holly Road and west of Crosstown Expressway (SH 286).
 Attachments: [CoverPg-S.TX Bone&Joint_03.4.20MTG.pdf](#)
 [Responses S.TXJoint Plat ReviewR1.pdf](#)
 [South TX Bone & Joint.Final.R1.pdf](#)
7. [20-0319](#) **19PL1133**
 RODD PLAZA, BLOCK 1, LOTS 1 AND 2 (FINAL- 7.77 ACRES)
 Located east of Rodd Field Road and north of Yorktown Boulevard.
 Attachments: [Responses RoddPlaza ReviewCommR1.pdf](#)
 [CoverPg-RoddPlaza_03.4.20MTG.pdf](#)
 [Plat RoddPlaza.pdf](#)

B. New Zoning

8. [20-0321](#) **Public Hearing - Rezoning Property at or near 7517 South Padre Island Drive (SH 358)**

Case No. 0320-01 - Margo Lyn Moore: Ordinance rezoning property at or near 7517 South Padre Island Drive (located along the south side of South Padre Island Drive (State Highway 358), east of Rodd Field Road, and west of Lexington Road), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

Attachments: [PC Report - Margo Lyn Moore.pdf](#)
[PC Presentation - Margo Lyn Moore.pptx](#)

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

9. [20-0258](#) **Public Hearing - Rezoning Property at or near 5506 Cain Drive**

Case No. 0220-04 - Nazari Mohammad Rezaei: Ordinance rezoning property at or near 5506 Cain Drive (located along the north side of Cain Drive, west of South Staples Street, and east of Burton Lane), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Attachments: [PC Report - Nazari Mohammad Rezaei.pdf](#)
[PC Presentation - Nazari Mohammad Rezaei.pptx](#)

10. [20-0259](#) **Public Hearing - Rezoning Property at or near 113 Porto Villageo Drive**

Case No. 0220-02 - J3PV Investment, LP: Ordinance rezoning property at or near 113 Villageo Drive (located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive), from the “RM-AT” Multifamily AT District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development.

Attachments: [PC Presentation - J3PV Investments, LP.pdf](#)
[PC Report - J3PV Investments, LP with Exhibits.pdf](#)

VIII. Director's Report**IX. Items to be Scheduled**

X. Adjournment