



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

---

Wednesday, March 21, 2018

5:30 PM

Council Chambers

---

I. **Call to Order, Roll Call**

II. **Approval of Minutes**

1. [18-0354](#) Regular Meeting Minutes of March 07, 2018

**Attachments:** [MeetingMinutes14-Mar-2018-12-25-50.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

**New Plats**

2. [18-0355](#) 18PL1003  
LA PALMERA MALL, BLOCK 1, LOTS 3A & 3B (REPLAT - 4.86 ACRES)  
Located south of McArdle Road and east of Holmes Drive.

**Attachments:** [La Palmera Mall, Blk 1, Lots 3A & 3B-Updated2.pdf](#)

[CoverPage-LaPalmeraMall-03.21.18PCMTG.pdf](#)

[Resolution Comments- La Palmera Mall, Blk 1, Lots 3A & 3B.pdf](#)

3. [18-0356](#) 18PL1005  
GARDENDALE, BLOCK 6, LOT 14R (REPLAT - 1.36 ACRES)  
Located west of South Staples Street and north of Cain Drive.

**Attachments:** [CoverPage-Gardendale-03.21.18PCMTG.pdf](#)

[Resolution Comments- Gardendale, Blk 6, Lot 14R.pdf](#)

[Gardendale, Block 6, Lot 14R.R2.pdf](#)

4. [18-0357](#) 18PL1008  
W. B. RAY HEIGHTS, BLOCK 2, LOT 1 (FINAL - 0.66 ACRES)  
Located west of Carroll Lane and south of South Staples Street.

**Attachments:** [CoverPage-WBRayHeights-03.21.18PCMTG.pdf](#)

[Resolution comments- W. B. Ray Heights, Block 2, Lot 1.pdf](#)

[W. B. Ray Heights, Block 2, Lot 1.R2.pdf](#)

5. [18-0358](#) 18PL1017  
VISTA HERMOSA PHASE IV, BLOCK 12, LOTS 1 & 2 (FINAL - 2.00 ACRES)  
Located west of Kostoryz Road and north of Holly Road.  
**Attachments:** [CoverPage-VistaHermosaPHIV-03.21.18PCMTG.pdf](#)  
[Resolution Comments- Vista Hermosa Phase IV, Blk 1, Lots 1 & 2.pdf](#)  
[Vista Hermosa Phase IV, Blk 1, Lots 1 & 2.R2.pdf](#)
6. [18-0359](#) 18PL1007  
PADRE ISLAND - CORPUS CHRISTI, SECTION 2, BLOCK 76, LOTS 12A & 14A (REPLAT - 0.67 ACRES)  
Located south of Park Road 22 (SPID) and west of Aquarius Street.  
**Attachments:** [CoverPage-PadreIslandCCSection2-03.21.18PCMTG.pdf](#)  
[Resolution Comments- Padre Island- CC Section 2.pdf](#)  
[PICCSECTION2,BLK76,LOTS12A&14A-Rev plat 2.0.pdf](#)
7. [18-0360](#) 17PL1139  
FLOUR BLUFF ESTATES NO. 2, BLOCK 4, LOT 1A & 1B (REPLAT - 0.378 ACRE)  
Located east of Military Drive and south of Webb Street.  
**Attachments:** [CoverPage-FlourBluffEstaesNo2-03.21.18PCMTG.pdf](#)  
[Resolution Comments- Flour Bluff Estates No. 2.pdf](#)  
[Flour Bluff Estates No. 2, Blk 4, Lt 1A & 1B.R1.pdf](#)
8. [18-0361](#) 18PL1013  
CHELSEA, BLOCK 1, LOT 1 (FINAL - 13.81 ACRES)  
Located north of Wooldridge Road and east of Rodd Field Road.  
**Attachments:** [CoverPage-Chelsea-03.21.18PCMTG.pdf](#)  
[Resolution Comments- Chelsea.pdf](#)  
[Chelsea Block 1, Lot 1.R1.pdf](#)
9. [18-0362](#) 18PL1018  
THIRTY SEVEN INDUSTRIAL PARK, BLOCK 1, LOTS 7A & 7B (REPLAT - 2.36 ACRES)  
Located north of Leopard Street and east of Southern Minerals Road.  
**Attachments:** [CoverPage-ThirtySevenIndPark-03.21.18PCMTG.pdf](#)  
[Resolution Comments- Thirty Seven Industrial Park.pdf](#)  
[THIRTY SEVEN INDUSTRIAL PARK, LOTS 7A & 7B, BLOCK 1.R1.pdf](#)

10. [18-0363](#) 18PL1021  
NAVIGATION INDUSTRIAL PARK SECTION 2, BLOCK 6, LOT 8A (REPLAT - 2.29 ACRES)  
Located east of Navigation Boulevard and South of Baldwin Boulevard.  
**Attachments:** [CoverPage-NavigationIndustrial-03.21.18PCMTG.pdf](#)  
[Resolutions Comments- Navigation Industrial Park Section 2.pdf](#)  
[Navigation Industrial Park Sec. 2.R1.pdf](#)

11. [18-0364](#) 18PL1000  
COOPERDALE ADDITION, BLOCK A, LOT 1R (REPLAT - 2.86 ACRES)  
Located north of Carroll Lane and east of South Staples Street.  
**Attachments:** [CoverPage-CooperdaleAddition-03.21.18PCMTG.pdf](#)  
[Resolution comments- Cooperdale Addition.pdf](#)  
[Cooperdale Addition, Block A, Lot 1R.R1.pdf](#)

### **Time Extension**

12. [18-0366](#) 0117006-NP005 (17PL1000)  
ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)  
Located north of Ocean Drive and west of Airline Road.  
**Attachments:** [TimeExtReq-AlexaAddtion- 03.21.18PCMTg.pdf](#)  
[2NDExtReqLtrr.pdf](#)  
[ALEXA ADDITION BLOCK 1 LOT 1.APPROVED PLAT.pdf](#)

### **Construction Waiver/Lot & Fee Exemption Request**

13. [17-1333](#) 17PL1067  
STEPS TERMINAL, BLOCK 1, LOT 1 (FINAL - 189.15 ACRES)  
Located west of Manning Road and north of SH 44. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.  
**Attachments:** [WW Exemption \(STEPS Terminal.Final\)PC Memo 03212018 PCMTg.doc](#)  
[WW Exemption STEPS Terminal.pptx](#)  
[Exhibit A- STEPS, Block 1, Lot 1 Final Plat.pdf](#)  
[Exhibit B- Waiver and Wastewater exemption Letter request.pdf](#)  
[Exhibit C – WW Collection System Master Plan - Greenwood WWTP Service Ar](#)  
[Exhibit D – WW Collection System Master Plan – Allison Service Area 5- Sheet](#)  
[Exhibit E – Preliminary wastewater main layout.pdf](#)  
[Exhibit F – Preliminary wastewater main construction cost estimate.pdf](#)

**B. Zoning****14. [18-0368](#) Public Hearing - Rezoning Property at or near 6665 Lipes Boulevard****Case No. 0218-01 - Dorsal Development, LLC:**

Ordinance rezoning property at or near 6665 Lipes Boulevard (south side of Lipes Boulevard, east of Cimarron Boulevard and west of Bronx Avenue) from the "FR" Farm Rural District to the "RM-1" Multifamily 1 District.

**Attachments:** [Staff Report\\_0218-01\\_Dorsal Development, LLC with Exhibit.pdf](#)  
[PP\\_0218-01\\_Dorsal Development, LLC.pptx](#)

**C. Master Plan****15. [18-0367](#) Wastewater Master Plan Amendment for the London Area**

**Attachments:** [Memo\\_WW Master Plan Amdmt\\_London\\_REV AY.pdf](#)  
[Staff Report\\_WW Master Plan Amdmt\\_London\\_revAY.pdf](#)  
[PowerPoint\\_London WW Master Plan Amdmt.pdf](#)  
[Exhibits-Existing&Proposed Master Plan.pdf](#)

**D. Presentation****16. [17-0633](#) Resolution adopting City of Corpus Christi Annexation Guidelines**

**Attachments:** [Planning Agenda Memo - Annexation Guidelines.pdf](#)  
[Resolution - Adopting Annexation Guidelines.pdf](#)  
[Presentation - Proposed Annexation Guidelines.pptx](#)  
[Exhibit A - Corpus Christi Annexation Guidelines.pdf](#)  
[Exhibit B - Draft Voluntary Annexation Application.pdf](#)

**IV. Director's Report****V. Items to be Scheduled****VI. Adjournment**