



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, January 24, 2018

5:30 PM

Council Chambers

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

II. **Approval of Minutes**

1. [18-0135](#) Regular Meeting Minutes of January 10, 2018

Attachments: [MeetingMinutes18-Jan-2018-01-31-55.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

New Plats

2. [18-0136](#) 17PL1153
BARCLAY GROVE UNIT 11, BLOCK 1, LOTS 12, 13, & 14 (REPLAT - 2.4 ACRES)

Located east of South Staples Street and south of Corsica Road.

Attachments: [CoverPage-BarclayGrove - 01.24.18PCMTG.pdf](#)

[Barclay Grove Unit 11-Resolution Comments.pdf](#)

[Barclay Grove Unit 11, Block 1, Lots 12, 13, & 14.R1.pdf](#)

3. [18-0137](#) 17PL1152
CARIBBEAN VILLAGE, BLOCK 1, LOT 1 (FINAL - 7.0 ACRES)

Located east of Laguna Shores Road and south of Caribbean Drive.

Attachments: [CoverPage-CaribbeanVillage - 01.24.18PCMTG.pdf](#)

[Caribbean Village, Block 1, Lot 1-Resolution Comments.pdf](#)

[Caribbean Village, Block 1, Lot 1.R1.pdf](#)

Time Extension

4. [18-0146](#) 1013153-NP102 (13-20000018)
SOUTHLAKE APARTMENTS (PRELIMINARY - 42.59 ACRES)
Located south of Rodd Field Road between Brooke Road and Slough Road.

Attachments: [TimeExtReq-SouthlakeAptsPRELIM - 01.24.18PCMTg.pdf](#)

[Southside Apartments-Plat extension request 1-17-18.pdf](#)

[Southlake Apartments.Approved Preliminary Plat.pdf](#)

Construction Waiver/ Lot & Acreage Fee Exemption Request

5. [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 01242018 PCMtq.pdf](#)

[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**

Continued Zoning

6. [18-0036](#)

Case No. 1117-01 - GMG Partners, LP: A “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit for Resource Extraction, The Special Permit is requested to allow the extraction of sand and gravel. The property to be rezoned is described as being a 32.10 acre tract out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 44).

New Zoning

7. [18-0138](#)

Case No. 0118-01 - AEP Texas, Inc: A change of zoning from the “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District. The property to be rezoned is described as Hearn Addition Annex, Lot 1, located on the north side of Hearn Road, west of Callicoatte Road, and east of Leopard Street.

Attachments: [Staff Report 0118-01 AEP Texas, Inc. with Exhibit.pdf](#)

[0118-01 PowerPoint - AEP Texas, Inc..pptx](#)

8. [18-0139](#) **Case No. 0118-03 - Lowm, Inc:** A change of zoning from the “CG-1” General Commercial District and “RS-6” Single-Family 6 District to the “RS-22” Single-Family 22 District. The property to be rezoned is described as being 13.63 acres out of Lots 1 and 2, Section 50, Flour Bluff and Encinal Farm and Garden Tract, located on the east side of Flour Bluff Drive, south of Glen Oak Drive, and north of Caribbean Drive.

Attachments: [Staff Report 0118-03 Lowm, Inc. with Exhibit.pdf](#)
[0118-03 PowerPoint - Lowm, Inc..pptx](#)

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