



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

---

Wednesday, September 21, 2016

5:30 PM

Council Chambers

---

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

II. **Approval of Minutes**

1. [16-1138](#) **Regular Meeting Minutes of September 07, 2016**

**Attachments:** [MeetingMinutes-Sep-07,2016.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

**New Plats**

2. [16-1139](#) **0716092-NP057 (16-21000038)**  
**FLAHERTY TRACT, BLOCK 1, LOT 1 O.C.L (FINAL - 5.49 ACRES)**  
Located south of F.M. Road 43 and west of CR 47.

**Attachments:** [TRCPlatRequirements, FlahertyTract, 092116PCMTG.pdf](#)  
[Flaherty Tract Blk , Lt 1.OCL.Final.R2.OCL.pdf](#)

3. [16-1140](#) **0716091-NP056 (16-20000006)**  
**RANGELAND TERMINAL BLOCK 1, LOTS 1, 2 & 3 (PRELIMINARY - 183.76 ACRES)**  
Located south of Alpine Street and west of Manning Road.

**Attachments:** [TRCPlatRequirements, Rangeland, 092116PCMTG.pdf](#)  
[Rangeland Terminal.Preliminary.R3.9-12-16.pdf](#)

**Time Extension**

4. [16-1141](#) **0915125-NP096 (15-21000036)**  
**LA COSTA BUSINESS PARK (FINAL - 11.33 ACRES)**  
Located east of South Staples Street and north of Wooldridge Road.

**Attachments:** [TimeExtension, LaCostaBusinessPark, 092116PCMTg.pdf](#)  
[LaCosta Plat Extension RequestLtrr.pdf](#)

**B. Zoning****New Zoning**

5. [16-1142](#) **Case No. 0916-02 - Dawn Melancon:** A change of zoning from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District. The property to be rezoned is described as being a 0.344-acre tract of land out of Lot 16, Section 56, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of South Padre Island Drive (Hwy 358) and East Lakeside Drive.  
**Attachments:** [Presentation\\_0916-02 Dawn Melancon.pdf](#)  
[Report for PC\\_0916-02 Dawn Melancon.pdf](#)
6. [16-1143](#) **Case No. 0916-03 - Palm Land Investments, Inc.:** A change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RS-TH” Townhouse District. The property to be rezoned is described as being an 8.63-acre tract of land out of the north portion of Lot 3, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Holly Road, approximately 1,307 feet east of Rodd Field Road.  
**Attachments:** [Report for PC\\_0916-03 Palm Land Investments, Inc all](#)  
[Presentation\\_PC 0916-03 Palm Land Investments, Inc](#)

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