



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final Planning Commission

Wednesday, April 8, 2015

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Absences

Fred Braselton, Jonas Chupe, Curtis Rock, Vice Chairman

III. Approval of Minutes

1. [15-0337](#) Regular Meeting of March 25, 2015

Attachments: [03.25.15PCMins](#)

IV. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

2. [15-0338](#) 0115012-P005 (15-22000006)
THE BOARDWALK UNIT 3 (FINAL - 17.681 ACRES)
Located west of South Staples Street, south of Timbergate Drive and north of Stonehenge Drive.

Attachments: [TRCPlatRequirements.The Boardwalk Unit 3 \(Final\).040815PCMtq](#)
[THE BOARDWALK UNIT 3](#)

3. [15-0339](#) 0215021-NP015 (15-21000010)
REYTEC INDUSTRIAL PARK UNIT 1 (FINAL - 9.04 ACRES)
Located east of South Navigation Boulevard and north of Bates Drive.

Attachments: [TRCPlatRequirements.Reytec Industrial Park Unit 1 \(Final\).040815PCMtq](#)
[Reytec Industrial Park Unit 1.Final Plat.R2](#)

4. [15-0340](#) 0315031-NP025 (15-21000013)
INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLOCK 1, LOT 1 (FINAL - 19.256 ACRES)
Located west of South Padre Island Drive (SH 358) and south of Bear Lane.

Attachments: [TRCPlatRequirements.Industrial Technology Park Unit 4, Blk 1, Lt 1 \(Final\).040815PCMtq](#)
[Industrial Technology Park Unit 4, Blk 1, Lot 1-PLAT](#)

Time Extensions

5. [15-0341](#) 0814102-NP084 (14-21000022)
ROB-LEX INDUSTRIAL AREA, BLOCK 1, LOTS 9-13 (FINAL REPLAT - 4.68 ACRES)
Located east of North Padre Island Drive (SH 358) between Agnes Street (SH 44) and Bates Drive.
Attachments: [TimeExtensions.Rob-Lex Industrial Area, Blk 1, Lts 1-9 \(Final Replat\).040815PC](#)
[Letter of Request \(Rob-Lex Industrial Area, Blk 1, Lts 9-13, FinalReplat\).040815](#)
[Approved Plat](#)
6. [15-0342](#) 0814108-P019 (14-22000018)
GRANGE PARK UNIT 1 (FINAL - 9.23 ACRES)
Located south of Slough Road and east of Rodd Field Road.
Attachments: [TimeExtensions.Grange Park Unit 1 \(Final\).040815PCMtq](#)
[Letter of Request \(Grange Park Unit 1, Final\).040815PCMtq](#)
[Approved Plat](#)

B. Zoning**New Zoning**

7. [15-0343](#) Case No. 0415-01 - MPM Development, LP: A change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District on Tract 1, "CN-1" Neighborhood Commercial District on Tract 2 and "RM-2" Multifamily 2 District on Tract 3, resulting in a change to the Future Land Use Plan. Property is described as Tract 1 being 22.186 acres out of Lots 12, 13, 14, 19, 20 and 21, Section 22, Flour Bluff and Encinal Farm and Garden Tracts, Tract 2 being 1.774 acres out of Lot 12, Section 20, Flour Bluff and Encinal Farm and Garden Tracts and Tract 3 being 10.183 acres out of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located east of Airline Road at the intersection of Brooke Road.
Attachments: [0415-01 PC Report - MPM Development, LP](#)
[0415-01 PwrPt - MPM Development, LP](#)
8. [15-0344](#) Case No. 0415-02 - Superior N&R Development, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. Property is described as being 19.697 acres out of Lot 22, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located south of Graham Road between Ruddock Drive and Dove Lane.
Attachments: [0415-02 PC Report - Superior N&R Development, LLC](#)
[0415-02 PwrPt - Superior N&R Development, LLC](#)
9. [15-0345](#) Case No. 0415-03 - Related Investors, Ltd.: A change of zoning from

the "RS-6" Single-Family 6 District and the "FR" Farm Rural District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from low density residential to commercial uses. Property is described as being a 10.58 acre tract of land out of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Holly Road and Rodd Field Road.

Attachments: [Report for PC_0415-03-Related Investors](#)
[0415-03PwrPt - Related Investors, Ltd](#)

10. [15-0346](#) Case No. 0415-04 - Gulfway Shopping Center: A change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Plan. Property is described as Lot 2, Block 14, Brighton Village Unit 2, located on the southwest corner of Airline Road and Saratoga Boulevard (SH 357).

Attachments: [0415-04 Gulfway Shopping Center-Report for PC](#)
[0415-04 PwrPt -Gulfway Shopping Center](#)

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