



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Wednesday, April 20, 2016

5:30 PM

Council Chambers

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I. Call to Order, Roll Call

II. Approval of Minutes

1. [16-0451](#) Regular Meeting of April 06, 2016

Attachments: [Minutes of April 6, 2016 Meeting](#)

III. Public Hearing Agenda Items

A. Plats

**New Plats**

2. [16-0440](#) **0316025-NP013 (16-21000011)**  
FLOUR BLUFF ESTATES, BLOCK C, LOT 19R (REPLAT - 0.397  
ACRES)  
Located north of Lake Side Drive and west of Naval Air Station Drive.

Attachments: [TRCPlatRequirements, Flour Bluff Estates, Block C, Lot19R.042016PCMTG.pdf](#)  
[Flour Bluff Estates, Block C, Lot 19R.Replat.R1- Non Public.pdf](#)

3. [16-0441](#) **0316031-NP018 (16-21000016)**  
BLUFF PORTION, BLOCK 1, LOT 5R (REPLAT- .698 ACRES)  
The subject property is located between North Upper Broadway and  
North Carancahua Street and south of Lipan Street.

Attachments: [TRCPlatRequirements, BluffPortion, Block 1, Lot5R.042016PCMTG.pdf](#)  
[Bluff Portion, Block 1, Lot 5R-Replat.pdf](#)

4. [16-0442](#) **0316022-NP011 (16-21000009)**  
BOOTY AND ALLEN'S ADDITION, BLOCK 3, LOT 11A (REPLAT - 0.58  
ACRES)  
Located east of South Staples Street and north of Booty Street.

Attachments: [TRCPlatRequirements, Booty&Allen's Addition, Block 3, Lot11A.042016PCMTG](#)  
[Booty and Allen's Addition, Blk 3, Lt 11A.Replat.R1-Non-Public.pdf](#)

5. [16-0448](#) **0316032-NP019 (16-21000017)**

PADRE ISLAND NO. 1, BLOCK 14, LOT 16 (REPLAT - 1.725)

Located west of South Padre Island Drive (Park Road 22) and north of Merida Drive.

**Attachments:** [TRCPlatRequirements, Padre Island No. 1, Block14, Lot16.042016PCMTG.pdf](#)  
[Padre Island No. 1, Blk 14, Lot 16-Replat.pdf](#)

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

6. [16-0443](#) **Case No. 0416-01 - Mandel Holdings, LLC:** A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District on Tract 1 and to the "RS-TH" Townhouse District on Tract 2. The property to be rezoned is described as being 2.414 acres (Tract 1) and 4.097 acres (Tract 2) out of Lots 17 and 18, Section 20, Flour Bluff and Encinal Farm and Garden Tracts located along the east side of Cimarron Boulevard between Brockhampton Street and Megan Circle.

**Attachments:** [Report - Case 0416-01 Mandel Holdings, LLC](#)  
[Presentation - Case 0416-01 Mandel Holdings, LLC](#)

7. [16-0444](#) **Case No. 0416-02 - The Salvation Army:** A change of zoning from the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as being a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 15 foot wide alley, Bay View No. 3, located between Hancock Avenue and Buford Avenue and between 16th Street and 15th Street.

**Attachments:** [Report for PC\\_ 0416-02 Salvation Army.pdf](#)  
[Presentation - Salvation Army.pdf](#)

8. [16-0445](#) **Case No. 0416-03 - Magellan Terminals Holdings, LP:** A change of zoning from the "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District to the "IL" Light Industrial District. The property to be rezoned is described as being Lots 22-26, 34-42 and 55-56, Country Club Place, located on the north side of Interstate Highway 37 between Tribble Lane and Poth Lane.

**Attachments:** [Report - Magellan Terminals Holdings LP](#)  
[Presentation - Case 0416-03 Magellan Terminals Holdings](#)

**Tabled Zoning**

9. **16-0381** **Case No. 0316-06 - Yun W. Hwang:** A change of zoning from the "RM-3" Multi-family 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Overlay. The property to be rezoned is described as being Lot One-B (1-B), Block One (1), Padre Island No. 1, together with

that portion of Estrada Drive (now closed), adjacent to said Lot One-B (1-B), Block One (1), Padre Island No. 1, located on the north side of Ambrosia Street between Scallop Street and Indigo Street.

**Attachments:** Report - 0316-06 Island Bay Townhomes.pdf  
Presentation - Island Bay Townhomes.pdf

**C. Amendment**

[16-0452](#)

**An Amendment to the City of Corpus Christi Wastewater Collection System Master Plan: Greenwood W.W.T.P Service Area 5.**

**Attachments:** [Agenda Memo Wastewater Collection Line Master Plan Amendment.pdf](#)  
[West Point Crossing master plan amendment.pdf](#)

**IV. Director's Report**

**V. Items to be Scheduled**

**VI. Adjournment**