



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, June 29, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [16-0718](#) Regular Meeting of June 15, 2016

Attachments: [PCMeetingMinutes061516.pdf](#)

III. Public Hearing Agenda Items

A. Plats

New Plats

2. [16-0719](#) **0416034-P015 (16-22000014)**
WOODLAWN ESTATES, BLOCK 6, LOT 24R (REPLAT - 0.671
ACRES)
Located east of Clare Drive and north Williams Drive.

Attachments: [TRCPlatRequirements, WoodlawnEstatesBlk6.Lot24R.062916PCMTG.pdf](#)
[Woodlawn Estates, Blk 6, Lt 24R.Replat.R2.pdf](#)

3. [16-0720](#) **0516059-NP033 (16-21000025)**
LOKEY SUBDIVISION, TRACTS A1 & A2, LOT 4 (REPLAT - 3.719
ACRES)
Located south of Holly Road and east of Patton Street.

Attachments: [TRCPlatRequirements, LokeySubTractsA1&A2,Lot4,062916PCMTG.pdf](#)
[Lokey Subdivision, Tracts A1 & A2, Lot 4-Plat.pdf](#)

4. [16-0721](#) **0316027-NP015 (16-21000013)**
TURTLE COVE CENTER UNIT 2, BLOCK 1, LOTS 4R, 5R AND 7R
(REPLAT - 7.44 ACRES)
Located north of South Padre Island Drive (SH 358) and west of Flour Bluff Drive.

Attachments: [TRCPlatRequirements, TurtleCoveCntrUnit2,Blk1, Lots4R,5R&7R, 062916PCM](#)
[Turtle Cove Center Unit 2, Blk 1, Lts 4R, 5R & 7R.Replat.R1.pdf](#)

5. [16-0722](#) **0516057-NP031 (16-21000024)**
HOLLY PARK, BLOCK 1, LOT 5 (FINAL - 2.456 ACRES)
Located north of Holly Road and east of Kostoryz Road.
- Attachments:* [TRCPlatRequirements, HollyPark,Blk1, Lot5, 062916PCMTG.pdf](#)
[Holly Park, Blk 1, Lot 5- Plat.pdf](#)
6. [16-0723](#) **0316020-NP009 (16-21000007)**
NOTTINGHAM ACRES UNIT 2 O.C.L (FINAL - 61.59 ACRES)
Located south of FM 43 between County Road 33 and County Road 22.
- Attachments:* [TRCPlatRequirements, NottinghamAcresUnit2OCL,062916PCMTG.pdf](#)
[Nottingham Acres Unit 2.Final.R3.pdf](#)
7. [16-0724](#) **0516053-NP029 (16-21000022)**
CORPUS CHRISTI INDUSTRIAL DISTRICT SECTION 3, BLOCK 11, LOT 2 (FINAL - 4.595 ACRES)
Located south of Agnes Street (SH 44 Business) between Omaha Drive and Villa Drive.
- Attachments:* [TRCPlatRequirements, CCIndustrialDistrictSection3, Blk11, Lot 2,062916PCMT](#)
[CC Industrial District Section 3 Block 11, Lot.R1.06-09-16.pdf](#)
8. [16-0725](#) **0516054-NP030 (16-21000023)**
MEADOW PARK ADDITION, BLOCK 26, LOT 9R (REPLAT - 0.685 ACRES)
Located east of Virginia Avenue between Navajo Street and Baldwin Boulevard.
- Attachments:* [TRCPlatRequirements, MeadowPark, 062916PCMTG.pdf](#)
[Meadow Park Addition, Blk 26, Lt 9R.Replat.R2.pdf](#)

Time Extensions

9. [16-0726](#) **0608062-NP048**
PACKERY POINTE SUBDIVISION (FINAL - 54.974 ACRES)
Located north of South Padre Island Drive (PR 22) between Aquarius Street and Marina Drive.
- Attachments:* [Packery Pointe Plat Extension Request Letter.05-31-16.pdf](#)
[TimeExtension PackeryPointSubdivision FinalPlat 062916PCMTg.pdf](#)
10. [16-0727](#) **0514063-NP051 (14-20000004)**
REYTEC INDUSTRIAL PARK (PRELIMINARY - 39.13 ACRES)
Located east of South Navigation Boulevard and north of Bates Drive.

Attachments: [ReyteclndParkUnit1,Preliminary, Request for Plat Extension ltr.pdf](#)
[TimeExtenstion ReyteclndParkUnit1 Preliminary 062916PCMTg.pdf](#)

B. Zoning

Tabled Zoning

11. [16-0668](#) **Case No. 0616-04 - Strategic Investment Solutions, LLC:** A change of zoning from the “CG-2” General Commercial District, “CC” Commercial Compatible District, “IH” Heavy Industrial District and “RM-1” Multifamily 1 District to the “RV” Recreational Vehicle Park District. The property to be rezoned is described as 29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores Road.

Attachments: [Report for PC - 0616-04 Strategic Investment Solutions.pdf](#)
[Presentation - Strategic Investment Solutions.pptx](#)

New Zoning

12. [16-0728](#) **Case No. 0616-05 - CCSemloh Partnership, Ltd:** A change of zoning from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District. The property to be rezoned is described as Tract 1: Being 10.536 acres out of Lots 6 and 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts; Tract 2: Being 0.552 acres out of Lots 7 and 10, Section 48 of the Flour Bluff an Encinal Farm and Garden Tracts. The subject property is located on the south side of Compton Road approximately 1,250 west of Waldron Road at the intersection of First National Boulevard.

Attachments: [Report for PC_0616-05 CCSemloh Partnership, Ltd](#)
[Presentation_0616-05 CCSemloh Partnership, Ltd](#)

13. [16-0729](#) **Case No. 0616-06 - Isaias Franco:** A change of zoning from the “R-MH” Manufactured Home District to the “IL/SP” Light Industrial District with a Special Permit for a concrete batching plant on Tract 1 and to the “IL” Light Industrial District on Tract 2. The property to be rezoned is described as Tract 1 being a 4.00-acre tract and Tract 2 being a 25.003-acre tract, both tracts being out of the Anthony C. Page Survey 591, Abstract 1010 and the A.M. French Survey 312, Abstract 1018. The subject property is located on the east side of Rhew Road between Leopard Street and Sedwick Road.

Attachments: [Report for PC 0616-06 Isaias Franco](#)
[Presentation 0616-06 Isaias Franco](#)

- C. [16-0707](#) Fiscal Year 2017 Capital Improvement Program (CIP) Budget - Review and Make Recommendations to the City Council

Attachments: [Agenda Memo](#)
[Transmittal Memo](#)
[Planning Commission Presentation](#)
[Airport - Final](#)
[Park & Rec - FINAL](#)
[Public Facilities - FINAL](#)
[Public H & S - FINAL](#)
[Streets - FINAL](#)
[Gas - FINAL](#)
[Storm Water - FINAL](#)
[Water - FINAL](#)
[Water Supply - FINAL](#)
[Wastewater - FINAL](#)

- IV. [16-0544](#) **Review and Formulate Recommendations on the Proposed New 20-year Comprehensive Plan ("Plan CC - Comprehensive plan 2035")**

Attachments: [Agenda Memo for PC - Plan CC Public Hearing.pdf](#)
[Matrix of Councilmembers Comments 12-17-2015](#)
[Matrix Staff Comments May 2016.pdf](#)
[Matrix Public Comments 10-13-2015 City Council Public Hearing.pdf](#)
[Martinez Comments 12-17-2015](#)
[McIntyre Comments 12-17-2015](#)
[Magill Comments 12-17-2015 \(Plan CC 2036\)](#)
[Draft Plan with Councilmembers Comments](#)

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