



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, April 5, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Discussion and Possible Action Regarding the Appointment of a Chairman/Vice Chairman

III. Approval of Minutes

1. [17-0427](#) Regular Meeting of March 22, 2017

Attachments: [MeetingMinutesMar22.2017.pdf](#)

IV. New Plats with Public Hearing - Discussion and Possible Action

2. [17-0428](#) 17PL1013
OCEAN DRIVE ADDITION, BLOCK 2, LOT 3R (FINAL - 0.358 ACRES)
Located north of Ennis Joslin Road and north of Ocean Drive.

Attachments: [TRCPlatRequirements, OceanDriveAddition-04.05.17PCMTG.pdf](#)
[Ocean Drive Additon, Block 2, Lot 3R- Plat.pdf](#)

3. [17-0429](#) 17PL1010
AIRLINE ESTATES (FINAL - 24.655 ACRES)
Located east of Rodd Field Road and north of Yorktown Boulevard.

Attachments: [TRCPlatRequirements, AirlineEstates-04.05.17PCMTG.pdf](#)
[Airline Estates- Final Plat.pdf](#)

4. [17-0430](#) 17PL1033
100 SOUTH PADRE, BLOCK 3, LOTS 62A & 62B (REPLAT - 3.646 ACRES)
Located on the south of Enterprize Parkway between Opportunity Drive and Old Brownsville Road.

Attachments: [TRCPlatRequirements, 100SouthPadre-04.05.17PCMTG.pdf](#)
[100 South Padre Block 3, Lots 62A & 62B.Replat.R1.pdf](#)

5. [17-0431](#) 0117006-NP005 (17PL1000)
ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)
Located south of Corpus Christi Bay and north of Ocean Drive.

Attachments: [TRCPlatRequirements, AlexaAddition-04.05.17PCMTG.pdf](#)
[Alexa Addition, Block 1, Lot 1.Final.R2.pdf](#)

6. [17-0432](#) **17PL1020**
LEXINGTON INDUSTRIAL CENTER, LOTS 34A & 34B (FINAL REPLAT - 2.70 ACRES)
Located south of South Padre Island Drive (SH 358) and west of Flour Bluff Drive.

Attachments: [TRCPlatRequirements, LexingtonIndustrialCenter-04.05.17PCMTG.pdf](#)
[Lexington Industrial Center, Lots 34A & 34B.Final Replat.R1.pdf](#)

7. [17-0433](#) **17PL1021**
SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1 - 10 (FINAL - 18.248 ACRES)
Located west of Flour Bluff Drive and north of Yorktown Boulevard.

Attachments: [TRCPlatRequirements, SummerBreezeEstates-04.05.17PCMTG.pdf](#)
[SUMMER BREEZE ESTATE - PLAT-R2.pdf](#)

8. [17-0382](#) **17PL1025**
MOKRY ESTATES, LOTS 1 & 2 (FINAL - 4.878 ACRES)
Located east of CR 33 and north of FM 43. (Outside City Limits)

Attachments: [TRCPlatRequirements, MokryEstates-04.05.17PCMTG.pdf](#)
[Mokry Estates- Final Plat.pdf](#)

Wastewater Lot/Acreage Fee Exemption Request

9. [17-0440](#) **17PL1021**
SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1 - 10 (FINAL - 18.248 ACRES)
Located west of Flour Bluff Drive and north of Yorktown Boulevard.
Request for an exemption from Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC.

Attachments: [Wastewater Lot-Acreage Exemption \(Summer Breeze Estate\)PC Memo 020917](#)
[SUMMER BREEZE ESTATE - PLAT-R2.pdf](#)
[WASTEWATER SERVICE EXEMPTION.pdf](#)
[Laguna Madre WWTP Service Area 3- Exhibit 6.PDF](#)
[WW Exemption Summer Breeze Estate.pptx](#)

10. [17-0383](#) **17PL1025**
MOKRY ESTATES, LOTS 1 & 2 (FINAL - 4.878 ACRES)
Located east of CR 33 and north of FM 43. (Outside City Limits).
Request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC.

Attachments: [Wastewater Lot-Acreage Exemption \(Mokry\)PC Memo 040517 PCMTg rev.doc](#)
[Fee Exemption request.pdf](#)
[PLAT 3-6-17.pdf](#)
[Mokry Estates Aerial.jpg](#)
[WW Exemption Mokry Estates Lots 1 and 2.pptx](#)

V. [17-0342](#) Manufactured Housing for Affordable Infill Development

Attachments: [ManufacturedHomesUpdate.pdf](#)
[Manufactured Housing, Staff Presentation 4-5-17.pptx](#)
[Agenda Memo Mobile Homes 4-5-17.docx](#)

VI. **New Zoning with Public Hearing - Discussion and Possible Action**

11. [17-0434](#) **Case No. 0317-04 - Kim Kitchen and Becky Kitchen:** A change of zoning from the "IL" Light Industrial District to the "IL" Light Industrial District with a Special Permit for a cell tower. The property to be rezoned is described as Suntide Industrial Tract, Block 2, Lot 4, located on the east side of Suntide Road between Bearden Drive and Barrogate Drive.

12. [17-0435](#) **Case No. 0317-06 - Prosperity Bank:** A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District. The property to be rezoned is described as a 0.629-acre tract of land out of River Ridge Unit 2, Block 1, Lot 1A, as recorded in Volume 68, Page 509, Map Records of Nueces County, Texas, located on the west side of Hazel Bazemore Parkway(County Road 69) between Northwest Boulevard (Farm Road 624) and Riverway Drive.

Attachments: [Staff Report 0317-06 Prosperity Bank.pdf](#)
[Presentation Prosperity Bank.pdf](#)

13. [17-0436](#) **Case No. 0417-01 - Fun Season, LLC - Series D:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home. The property to be rezoned is described as Maretta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard ,and south of South 19th Street.

Attachments: [Staff Report 0417-01 Fun Season, LLC-Series D with Exhibits.pdf](#)
[Power Point - Fun Season, LLC-Series D.pdf](#)

14. [17-0445](#) **Case No. 0417-02 - Fun Season, LLC - Series C:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home. The property to be rezoned is described as Flour Bluff Center, Block 4, Lot 19, located on the east side of Central Street, south of South Padre Island Drive (State Highway 358) and north of Compton Road.

Attachments: [Staff Report 0417-02 Fun Season, LLC-Series C with Exhibits.pdf](#)
[Power Point - Fun Season, LLC-Series C.pdf](#)

- VII. Director's Report**
- VIII. Items to be Scheduled**
- IX. Adjournment**