



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, November 15, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Approval of Minutes

1. [17-1436](#) Regular Meeting Minutes of November 01, 2017

Attachments: [MeetingMinutes11.01.2017.pdf](#)

- III. [17-1405](#) Discussion and Possible Action Regarding the 2018 Planning Commission Meeting Draft Calendar

Attachments: [2018PCMtgschedule -Plat&ZoningDeadline.pdf](#)

IV. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

2. [17-1437](#) **17PL1040**
MAHAN ACRES, BLK 2, LOT 15A (REPLAT - 1.285 ACRES)
Located north of McArdle Road and east of Kostoryz Road.

Attachments: [CoverPage-MahanAcres - 11.15.17PCMTG.pdf](#)
[Mahan Acres, Block 2, Lot 15A- TRC Comment Resolution.pdf](#)
[PLAT - Mahan Acres, Block 2, Lot 15A R2.pdf](#)

3. [17-1438](#) **17PL1118**
LAMAR PARK SUBDIVISION SEC. NO. 7, BLK 19, LOT 23R (FINAL - 0.288 ACRES)
Located north of Carmel Parkway and east of S. Alameda Street.

Attachments: [PLAT - Lamar Park Sub Sect 7, Blk 19, Lot 23 R1.pdf](#)
[CoverPage-LamarPark - 11.15.17PCMTG.pdf](#)
[Lamar Park Sub Sect 7, Blk 19, Lot 23-TRC Comment Resolution.pdf](#)

4. [17-1439](#) **17PL1110**
STARLITE ESTATES UNIT 1 (FINAL - 15.437 ACRES)
Located south of Yorktown Boulevard and east of Fred's Folly Road.
- Attachments:** [Starlight Estates Unit 1- TRC Comment Resolution.pdf](#)
[CoverPage-StarliteEstates - 11.15.17PCMTG.pdf](#)
[PLAT - Starlight Estates Unit 1_R1.pdf](#)
5. [17-1440](#) **17PL1104**
SOUTH WATER BEACH ADDITION, BLOCK 5, LOT 6 (REPLAT - 1.78 ACRES)
Located north of Park Avenue and west of Shoreline Boulevard.
- Attachments:** [South Water Beach Addition - TRC Resolution Comments.pdf](#)
[CoverPage - SouthWaterBeachAddition - 11.15.17PCMTG.pdf](#)
[PLAT - South Water Beach Addition, Blk 5, Lot 6.R1.pdf](#)

Time Extension

6. [17-1441](#) **0716093-P038 (16-22000036)**
SHORELINE VISTA, BLOCK 10, LOT 1A (FINAL - 0.292 ACRES)
Located west of Flour Bluff Drive and north Antoinette Drive.
- Attachments:** [TimeExtReq- ShorelineVista - 11.15.17PCMTg.pdf](#)
[SHORELINE VISTA BLOCK 10 LOT 1A.APPROVED PLAT.pdf](#)
[Plat Extension Request #2 & payment invoice.pdf](#)

B. Zoning

Continued Zoning

7. [17-0930](#) **Case No. 0717-01 - Alrich Enterprises Inc., D/B/A Richard Sanchez Motors and Ben L. Herndon, Jr.:** A change of zoning from the "ON" Neighborhood Office District and the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District. The property to be rezoned is described as Koolside, Block 6, Lots 24 and 25, less portion to right-of-way and Lot 26, located at the intersection of Airline Road and Gollihar Road, north of McArdle Road and south of South Alameda Street.
- Attachments:** [Staff Report_0717-01_Alrich Enterprises Inc, Richard Sanchez Motors.pdf](#)
[0717-01 PWRPNT - Alrich Enterprises, DBA Richard Sanchez Motors & Ben L.](#)

New Zoning

8. [17-1442](#) **Case No. 1117-01 - GMG Partners, LP:** A Special Permit Time Extension Request for an additional three years. The property to be rezoned is described as being a 32.10 acre tract out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 44).

Attachments: [Staff Report 1117-01 GMG Partners, LP. with Exhibits.pdf](#)
[1117-01 Power Point - GMG Partners, LP..pdf](#)

9. [17-1443](#) **Case No. 1017-01 - Yiu, Inc.:** A change of zoning from the "RMH" Manufactured Home District and "IL" Light Industrial District to the "RV" Recreational Vehicle Park District. The property to be rezoned is described as Being a 15.8695-acre tract of land out of Assessors Map 148 Tract M, Survey 402 ABS 988, located on the east side of South Clarkwood Road approximately 1,880 feet south of State Highway 44.

Attachments: [Staff Report 1017-01 Yiu, Inc..pdf](#)
[1017-01 Yiu, Inc. \(Clarkwood RV Park\).pdf](#)

10. [17-1444](#) **Case No. 1117-02 - Lydia Rios:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit. The property to be rezoned is described as Rodd Place #2, Block 4, Lot 18, located at the southwest corner of Convair Drive and Silver Sands Drive, east of Rodd Field Road, and north of Holly Road.

Attachments: [Staff Report 1117-02 Lydia Rios with Exhibits.pdf](#)
[1117-02 Power Point - Lydia Rios.pdf](#)

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