



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, June 15, 2016

5:30 PM

Council Chambers

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I. **Call to Order, Roll Call**

II. **Approval of Minutes**

1. [16-0669](#) **Regular Meeting of June 01, 2016**

**Attachments:** [PCMeetingMinutes060116.pdf](#)

III. **Public Hearing Agenda Items**

A. **Plats**

**New Plats**

2. [16-0658](#) **0316030-NP017 (16-21000015)**  
**TAYLORS BEST PLAZA, BLOCK 1, LOTS 1B & 2 (FINAL - 10.88 ACRES)**  
Located south of Northwest Boulevard (FM 624) and west of County Road 69.

**Attachments:** [TRCPlatRequirements, TaylorsBestPlaza, Lots 1B&2,Blk1,061516PCMTG.pdf](#)  
[Taylor's Best Plaza, Blk 1, Lots 1B & 2 - PLAT.pdf](#)

3. [16-0659](#) **0416037-NP021 (16-21000018)**  
**LAGUNA VILLAGE P.U.D (FINAL - 3.00 ACRES)**  
Located east of Laguna Shores Road and north of Caribbean Drive.

**Attachments:** [TRCPlatRequirements, LagunaVillage PUD, Final 3.00Acres,061516PCMTG.pc](#)  
[LAGUNA VILLAGE PUD- Final Plat.pdf](#)

4. [16-0660](#) **1516051-NP027 (16-21000021)**  
**VILLAGE BY THE BEACH 2, P.U.D (FINAL - 1.45 ACRES)**  
Located east of Leeward Drive and south of St. Bartholomew Avenue.

**Attachments:** [TRCPlatRequirements, VillagebytheBeach2PUDFinal1.45Acres,061516PCMTG](#)  
[Village by the Beach 2 PUD- Plat.pdf](#)

5. [16-0661](#)      **0416039-P018 (16-22000016)**  
**PARKVIEW UNIT 2 (FINAL - 9.761 ACRES)**  
Located south of Holly Road and west of North Oso Parkway.  
  
*Attachments:* [TRCPlatRequirements, ParkviewUnit2Final9.761Acres,061516PCMTG.pdf](#)  
[Parkview Unit 2.Final.R2-Public Notice.pdf](#)
6. [16-0662](#)      **0516049-P024 (16-22000022)**  
**ROYAL CREEK ESTATES UNIT 7 (FINAL - 12.116 ACRES)**  
Located south of Excalibur Road and north of Oso Creek.  
  
*Attachments:* [TRCPlatRequirements, RoyalCreekEstatesUnit7,061516PCMTG.pdf](#)  
[Royal Creek Estates Unit 7.Final.R1.5-20-16.pdf](#)
7. [16-0663](#)      **0516047-NP025 (14-21000020)**  
**THE BEACON (REPLAT - 7.95 ACRES)**  
Located between State Highway 361 and Gulf of Mexico south of Sea Way Drive.  
  
*Attachments:* [TRCPlatRequirements, TheBeacon,061516PCMTG.pdf](#)  
[The Beacon.Replat.R1.pdf](#)
8. [16-0664](#)      **0515049-P010 (15-22000019)**  
**NUECES GARDENS NO.2, LOT 49A & 49B (REPLAT - 6.34 ACRES)**  
Located south of Leopard Street and west of Starlite Lane.  
  
*Attachments:* [TRCPlatRequirements, NuecesGardensNo2, Lots 49A&49B,061516PCMTG.pdf](#)  
[Nueces Gardens No. 2, Lots 49A & 49B- Plat.pdf](#)

### **Wastewater Construction Waiver and Acreage Fee Exemption**

9. [16-0665](#)      **0515049-P010 (15-22000019)**  
**NUECES GARDENS NO.2, LOT 49A & 49B (REPLAT - 6.34 ACRES)**  
Located south of Leopard Street and west of Starlite Lane.  
Request for a waiver of sanitary sewer infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2G of the UDC.

**Attachments:** [Wastewater Lot-Acreage Exemption \(Nueces Garden\)PC Memo05182016PCM](#)  
[WW Lot Ac Exemption Nueces Gardens No 2 Lots 49A and 49B Final Pres V2](#)  
[Nueces Gardens No. 2, Lots 49A & 49B.Replat.pdf](#)  
[Letter Exemption for WW Fees.pdf](#)  
[Nueces Gardens No. 2, Lots 49A Utility Plan.pdf](#)  
[Cost Estimate.pdf](#)

### Time Extension

10. [16-0666](#) **0815123-P030 (15-22000035)**  
**RIVERBEND SUBDIVISION UNIT 1 (FINAL - 23.06 ACRES)**  
Located south of Yorktown Boulevard and east of Rodd Field Road.

**Attachments:** [6-month Time Extension Request Letter.pdf](#)  
[TimeExtension, RiverbendSubUnit1, 061516PCMtg.pdf](#)

### B. Zoning

#### New Zoning

11. [16-0667](#) **Case No. 0616-03 - J.Z. Auto, LLC:** A change of zoning from the "IL" Light Industrial District to the "CI" Intensive Commercial District. The property to be rezoned is described as Lots 15 and 16, Block 3, Chamberlin's Subdivision, located on the northwest corner of Agnes Street and 12th Street.  
**Attachments:** [Report for PC 0616-03 J.Z. Auto.pdf](#)  
[Presentation - 0616-03 J.Z. Auto.pptx](#)
12. [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 - 0616-04 Strategic Investment Solutions.pptx](#)

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**