



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
forward.cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, August 9, 2017

5:30 PM

Council Chambers

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

II. **Discussion and Possible Action on the Election of Officers - Chairman & Vice Chairman**

III. **Approval of Minutes**

1. [17-0990](#) Regular Meeting Minutes of July 26, 2017

**Attachments:** [MeetingMinutes07.26.2017.pdf](#)

IV. **Public Hearing Agenda Items - Discussion and Possible Action**

A. **Plats**

**New Plats**

2. [17-0993](#) **17PL1059**

**THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)**

Located south of South Oso Parkway and east of King Ranch Drive.

**Attachments:** [TRCPlatRequirements, TheCovesatLagoVistaUnit3C-08.09.17PCMTG.pdf](#)

[CovesatLagoVista-Waiver for WW.pdf](#)

**Wastewater Construction Waiver and Lot/Acreage Fee Exemption**

3. [17-0994](#) **17PL1059**

**THE COVES AT LAGO VISTA UNIT 3C (FINAL 30.47 ACRES)**

Located south of South Oso Parkway and east of King Ranch Drive. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

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

[Wastewater exemption request letter.pdf](#)

[The Coves at Lago Vista Unit 3C.Final.R2.pdf](#)

[WW Exemption The Coves at Lago Vista.pptx](#)

4. [17-0995](#) **17PL1048**  
**WATER'S EDGE AT KITTY HAWK UNIT 2 (FINAL 15.524 ACRES)**  
Located south of Staples Street (FM 2444) and west of Kitty Hawk Drive. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

**Attachments:** [Wastewater Lot-Acreage Exemption \(Waters edge Kitty Hawk\)PC Memo 08092|WEKH2 WW Exempt Request.pdf](#)  
[WATER'S EDGE AT KITTY HAWK UNIT 2 APPROVED PLAT.pdf](#)  
[WW Exemption Water edge Kitty Hawk Unit 2.pptx](#)

**B. Excavation Permit**

5. [17-0996](#) **NO. 17EX1001 - BENCHMARK MATERIALS:** An Excavation Permit for the property described as J.C. Russell Farm Blocks, Block 10, Lot 1, a 32.1020 acre tract, located at 614, 702 & 718 South Navigation Boulevard.

**Attachments:** [718 Navigation Blvd Excavation Permit PC Memo 08092017 PCMtg.pdf](#)  
[Plans For Benchmark Materials 030317.pdf](#)  
[Excavation Permit-718 Navigation Blvd.pptx](#)

**C. Zoning**

6. [17-0997](#) **Case No. 0717-03 - B. L. Marina Properties, LP:** A change of zoning from the "CG-2" General Commercial District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.

**Attachments:** [Staff Report 0717-03 B.L. Marina Properties with Exhibits.pdf](#)  
[0717-03 Power Point - B.L. Marina Properties, LP..pptx](#)

7. [17-0998](#) **Case No. 0717-04 - J R Electric Company:** A change of zoning from the "IL" Light Industrial District to the "CI" Intensive Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as Bluff, Block B, Lot 6, located at the intersection of North Staples Street and Comanche Street on the southwest corner, south of Lipan Street, and north of Caldwell Street.

**Attachments:** [Staff Report 0717-04 J R Electric Company.pdf](#)  
[0717-04 Power Point - J R Electric Company.pptx](#)

**D. Presentation**

8. [17-0932](#) Airport Zoning Commission - Establishment & Implementation

**Attachments:** [080917 - AZC Establishment-Implementation Presentation - Planning Commis](#)

**V. Director's Report**

*-Update on the Proposed Unified Development Code Amendment "Acceptance of Improvements" (2 Year Warranty)*

**VI. Items to be Scheduled**

**VII. Adjournment**