



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, October 17, 2018

5:30 PM

Council Chambers

I. Call to Order, Roll Call

II. Opening Statement

III. Approval of Absences - Commissioner Crull

IV. Approval of Minutes

1. [18-1307](#) Regular Meeting of October 3, 2018

Attachments: [MeetingMinutes10-Oct-2018-03-24-47.pdf](#)

V. Public Hearing (Items A - C) - Discussion and Possible Action

A. Excavation Permit

2. [18-1308](#) **Case No. 18EX1000 - Benchmark Materials:**
An Excavation Permit for the property at or near 614, 702 & 718 S
Navigation Boulevard, described as Russell Farms Blocks, 34.6220 acres
out of Block 10, Lot 1.

Attachments: [614, 702, 718 South Navigation Blvd Excavation Permit PC Memo 10172018 P](#)
[Excavation Permit- 614, 702 and 718 South Navigation Boulevard.pptx](#)
[Plans for Benchmark Materials 01262018.pdf](#)

B. **Plats**

Waiver (Variance)

3. [18-1309](#) **18PL1009**
PUERTO LOS CABALLEROS TRACT, BLOCK 1, LOT 1 (FINAL - 39.75
ACRES)
Located east of CR 73 and south of Northwest Boulevard (FM 624).

Attachments: [1. WW Waiver and Exemption Wastewater & Sidewalks PC Memo 10.16.2018 F](#)
[A. PuertoLosCaballeros PLAT Approved 05.16.18.pdf](#)
[B. Request for Wastewater Waiver 2018.07.13 w Attachments.pdf](#)

[C. Request for Sidewalk Waiver Puerto Los Caballeros Tract, block 1, lot 1.pdf](#)

[D. PowerPoint Puerto Los Caballeros Wastewater & Exemption & Sidewalk Wai](#)

New Plats

4. [18-1310](#) **18PL1091**
AIRPORT PARK SUBDIVISION NO. 2, LOT 1-D (FINAL REPLAT - 0.47 ACRES)
Located south of Morgan Avenue and east of Old Brownsville Road.
- Attachments:** [CoverPage-AirportParkSub_10.27.18PCMTG.pdf](#)
[\(Comment Resolution\) Airport Park Sub. No. 2 - R1.pdf](#)
[Airport Park Subd No.2, Lot 1-D.R1.pdf](#)
5. [18-1311](#) **18PL1098**
THE VILLAGE AT TIMBERGATE, BLK 1, LOTS 3 & 4 (PRELIMINARY - 21.18 ACRES)
Located south of Timbergate Drive and east of South Staples Street (FM 2444).
- Attachments:** [CoverPage-TheVillageatTimbergate_10.17.18PCMTG.pdf](#)
[The Village at Timbergate.Preliminary.Resolution Comments.R2.pdf](#)
[The Village at Timegate Unit 1,Blk 1, Lts 3 & 4.Prel.R2.pdf](#)
6. [18-1312](#) **18PL1060**
BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6 (FINAL - 8.48 ACRES)
Located north of South Padre Island Drive between Crosstown Expressway and Ayers Street.
- Attachments:** [CoverPage-BehmannAddition_10.17.18PCMTG.pdf](#)
[Behmann Addition.Resolution Comments.R2.pdf](#)
[Behmann Addition, Blk 2, Lts 5 &6.Final.R2.pdf](#)
7. [18-1313](#) **18PL1034**
PADRE HARBOR (PRELIMINARY - 201.19 ACRES)
Located south of State Hwy 361 and east of South Padre Island Drive (Park Road 22).
- Attachments:** [CoverPage-PadreHarborPRELIM_10.17.18PCMTG.pdf](#)
[\(Resolution Comments\) Padre Harbor - Preliminary.R2.pdf](#)
[Padre Harbor-Preliminary.R2.pdf](#)
8. [18-1314](#) **18PL1077**
PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)
Located south of SH 361 and east of South Padre Island Drive (Park Road

22)

Attachments: [CoverPage-PadreHarborFINAL 10.17.18PCMTG.pdf](#)
[\(Resolution Comments\) Padre Harbor Unit 1.R2.pdf](#)
[Padre Harbor Unit 1.R2.pdf](#)

Time Extension

9. [18-1318](#) **0816103-NP064 (16-20000008)**
LEXINGTON CENTER UNIT 2 (PRELIMINARY - 32.798 ACRES)
Located east of Crosstown Expressway (SH 288) and north of Holly Road.

Attachments: [TimeExtension, LexCntr - 10.17.18PCMTg.pdf](#)
[LexingtonCntrEXTREQLtrr.pdf](#)
[LEXINGTON CENTER UNIT 2 APPROVED PLAT 20161006_0001.pdf](#)

C. **Zoning**

10. [18-1315](#) **Public Hearing - Rezoning Property at or near 6502 Agnes Street.**

Case No. 0318.02 - Hooten Family Trust A:

Ordinance rezoning property at or near 6502 Agnes Street (located on the north side of Agnes Street (State Highway 44), west of Hopkins Road, and east of Bronco Road) from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit.

Attachments: [CC Report 0318-02 Hooten Family Trust A.pdf](#)
[PP 0318-02 Hooten Family Trust A.pptx](#)
[18 Ordinance 0318-02 Hooten Family Trust A-0919 10.10.18.pdf](#)

11. [18-1316](#) **Public Hearing - Rezoning Property at or near 10059, 10067, and 10075 Leopard Street.**

Case No. 1018-02 - Southern Builders Co., LLC:

Ordinance rezoning property at or near 10059, 10067, and 10075 Leopard Street (located on the south side of Leopard Street, west of Rand Morgan Road, and east of McKenzie Road), from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

Attachments: [Staff Report 1018-02 Southern Builders Co., LLC.pdf](#)
[PP 1018-02 Southern Builders Co., LLC.pptx](#)

12. [18-1317](#) **Public Hearing - Rezoning Property at or near 3426 County Road 52.**

Case No. 1018-03 - Ricks Homes, LLC:

Ordinance rezoning Property at or near 3426 County Road 52 (located on the north side of County Road 52, east of County Road 69, and west of Interstate 69) from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

Attachments: [Staff Report 1018-03 Ricks Homes, LLC.pdf](#)
[PP 1018-03 Ricks Homes, LLC.pptx](#)

- VI. Director's Report
- VII. Items to be Scheduled
- VIII. Adjournment of Planning Commission Meeting
- IX. Convene Airport Zoning Commission Meeting (Planning Commission)
 - A. Call to Order, Roll Call
 - B. Approval of Absences - September 19, 2018: Commissioners Hovda, Zarghouni, Baugh and Dibble
 - C. Approval of Minutes
 - 1. [18-1319](#) Regular Meeting of September 19, 2018
Attachments: [09.19.18AZCDraftMins.pdf](#)
 - D. Director's Report
 - E. Adjournment of Airport Zoning Commission