



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, September 1, 2021

6:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to insure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences: Commissioner Mandel

IV. Approval of Minutes

1. [21-1174](#) Regular Meeting Minutes from August 18, 2021

Attachments: [MeetingMinutes18-Aug-2021](#)

V. Consent Public Hearing (Items A & B): Discussion and Possible Action

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. New Plats

2. [21-1175](#) 21PL1100
Ocean View Addition, Park Block, Lot 5R
Located north of Elizabeth Street, between 5th Street and Santa Fe Street.
Attachments: [CoverPg-OceanView 9.1.21MTG](#)
[Ocean View Addition, Lot 5A. R2.0810](#)
[21PL1100.OceanView.B-Park.L5R.R2. 0810.Staff](#)
3. [21-1176](#) 21PL1025
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL - 2.997 ACRES)
Located north of Old Brownsville Road and west of S. Padre Island Drive.
Attachments: [CoverPg-IndTechPark 9.1.21MTG](#)
[Ind Tech Prk 3 COMMENTS R1 8-04-21](#)
[Ind Tech Prk 3 R1 8-04-21](#)
4. [21-1177](#) 21PL1096
KING'S CROSSING UNIT 22, BLOCK 1, LOT 17R (REPLAT - .45 ACRES)
Located west of Cimarron Boulevard and south of Oso Parkway.
Attachments: [CoverPg-King'sCrossing22 9.1.21MTG](#)
[King's Crossing22, Blk 1, Lot 17R.R2-COMMENTS](#)
[King's Crossing Unit 22, Blk 1, Lot 17R.R2](#)
5. [21-1186](#) 21PL1072
Montrose Park Block 1, Lots 3A,3B,4A & 4B (Final Replat 0.884 Acres)
Located east of 25th Street and south of Ruth Street.
Attachments: [CoverPg-MontrosePark 9.1.21MTG](#)
[Montrose Comments](#)
[Montrose Blk1, Lts3A-4B R1 7-21-21](#)
6. [21-1187](#) 21PL1109
INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLK 2, LOTS 1 & 2 (FINAL-19.556 ACRES)
Located south of Bear Lane and west of South Padre Island Drive.
Attachments: [CoverPg-IndTechPark4 9.1.21MTG](#)
[Ind Tech Park#4 COMMENTS R1 8-13-21](#)
[Ind 4 R1 8-13-21](#)

7. [21-1209](#) **21PL1076 - CONDITIONAL**
Saratoga Downs, Unit 4, Preliminary Plat (Being two parcels of land that are situated in Lot 6, Section 7 Bohemian Colony Lands - 33.01 ACRES, more or less)
Specifically located at 1802 Lands Road, generally located along Lands Road, east of Harwick Drive.
Attachments: [CoverPg-Saratoga 9.1.21MTG](#)
[21PL1076_TRC Comments_R3](#)
[Prelim4916C102_20210722](#)

B. New Zoning

8. [21-1173](#) **Public Hearing - Rezoning Property at or near 810 Nineteenth Street**

Case No. 0821-06, City Bakery: Ordinance rezoning property located at or near 810 Nineteenth Street (located along the east side of 19th street, the south side of Coleman Avenue, and north of Hancock Avenue) from the “CI” Intensive Commercial District and “RM-3” Multifamily 3 District to the “CI/H” Intensive Commercial District with an Historic Overlay and “RM-3/H” Multifamily 3 District with an Historic Overlay.

Attachments: [Report_0821-06 City Bakery](#)
[Presentation - City Bakery](#)

VI. Public Hearing (Item C): Discussion and Possible Action

The following Public Hearing items will be considered individually

C. Unified Development Code Text Amendment

9. [21-1056](#) Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City’s Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single and two-family residential zoning districts; providing for severability; and establishing an effective date.

Attachments: [PC Agenda Memo](#)
[Draft Tree Planting Ordinance_AKD](#)
[Presentation - Tree Ordinance](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or any other accommodating services are requested to contact Catherine Garza, at 361-826-3577 or catherineg@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.