



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, March 31, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order - Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Schroeder absent.

II. PUBLIC COMMENT

Andrew Dimas, Development Services, informed the Commission that Staff has received written public comment for an item on the agenda but it will be read into the record when the public hearing is opened for that specific item.

III. Approval of Absences: None.

IV. Approval of Minutes

1. [21-0378](#) Regular Planning Commission Meeting Minutes of March 17, 2021; Regular Beachdune Committee Minutes of March 17, 2021

A motion was made by Commissioner York to approve item "1" and it was seconded by Vice Chairman Dibble. The motion passed.

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A & V.B. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, 5, 7 & 9" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff recommends approval for Time Extension item "4". Staff recommends approval for Variance items "6, 8 & 10", as stated in Staff's report. Staff also recommends approval for New Zoning Items "11, & 12" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the public hearing for the consent agenda items. Mr. Dimas informed the Commission that a public notice letter was returned from parcel #15 for rezoning item "12" stating "in favor". With no further public comment, the public hearing was closed.

A motion was made by Commissioner Miller to approve items "2, 3, 4, 5, 6, 9, 10, 11 & 12" as presented by Staff. Commissioner York seconded and the motion passed. A motion was made by Commissioner Dibble to approve items "7 & 8" as presented by Staff and the motion was seconded by Commissioner Mandel. The motion passed with Commissioner York abstaining.

A. Plats

NEW PLATS

- 2. [21-0379](#) 18PL1120
QUEENS LANDING (FINAL-5.27 ACRES)
Located south of Compton Road and west of Waldron Road.
- 3. [21-0397](#) 21PL1013
LA VILLA HERMOSA PUD (PRELIMINARY - 39.129 ACRES)
Located south of Agnes Street and east of Navigation Boulevard.

TIME EXTENSIONS

- 4. [21-0388](#) **20PL1090 - 1ST REQUEST**
TEXAS STATE AQUARIUM SUBDIVISION, LOT GR (FINAL - 9.52 ACRES)
Located south of Breakwater Avenue and east of US Hwy 181.

PLATS WITH A VARIANCE (WAIVER)

- 5. [21-0380](#) 20PL1130
BAKERS ACRES, BLOCK 2, LOT 4A AND 4B (REPLAT-.59 ACRES)
Located north east of Flour Bluff and north of Purdue Drive.
- 6. [21-0381](#) **20PL1130 - SIDEWALK**
BAKERS ACRES, BLOCK 2, LOT 4A AND 4B (REPLAT-.59 ACRES)
Located north east of Flour Bluff and north of Purdue Drive.
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.
- 7. [21-0382](#) 21PL1012
PADRE ISLAND NO.1 BLOCK 29, LOT 5AR (FINAL- 0.7 Acres)
Located south of Verdemar Drive and east of Padre Island Drive (Park Road 22).
- 8. [21-0383](#) **21PL1012 - SIDEWALK**
PADRE ISLAND NO.1 BLOCK 29, LOT 5AR (FINAL- 0.7 Acres)
Located south of Verdemar Drive and east of Padre Island Drive (Park Road 22).
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

9. [21-0390](#) 21PL1016
GATEWAY PARK, BLK 5, LOTS 16A, 16B, 16C; 17A &17B (FINAL REPLAT- 0.43 ACRES)
 Located south of South Padre Island Drive (SH 358) and east of O'Connell Street.

10. [21-0391](#) **21PL1016 - SIDEWALK**
GATEWAY PARK, BLK 5, LOTS16A, 16B, 16C, 17A &17B (FINAL REPLAT- 0.43 ACRES)
 Located south of South Padre Island Drive (SH 358) and east of O'Connell Street.
 Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

B. New Zoning

11. [21-0384](#) **Public Hearing - Rezoning property at or near 4421 & 4427 Violet Road**

Case No. 0421-01 - Steven Bernal, Rachel Garcia Pena, and Rick Kyle Caron: Ordinance rezoning property at or near 4421 and 4427 Violet Road (located along the west side of Violet Road, south of Interstate 37, north of Leopard Street) from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

12. [21-0385](#) **Public Hearing - Rezoning property at or near the intersection of CR 52 and IH 69.**

Case No. 0421-02 - LD Calallen CCTCX Hwy 77, LLC: Ordinance rezoning property at or near the intersection of County Road 52 and Interstate 69 (located at the southwest corner of the intersection of Interstate 69 and County Road 52) from the to the "CG-2 General Commercial District and "RM-2" Multifamily District.

VI. Public Hearing (Item C): Discussion and Possible Action**C. Plats****TIME EXTENSIONS****13. [21-0386](#)****18PL1007 - 5TH EXTENSION****PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)**

Located south of SH 361 and east of South Padre Island Drive (Park Road 22).

Mr. Dimas presented item "13" for the record as shown above. As this plat has either four or more requests, Staff does not recommend any future time extensions. Applicants have the right to apply for extensions but it is at the discretion of the Commission for approval. After Staff's presentation, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Commissioner York to approve item "13" and it was seconded by Chairman Baugh. The motion passed.

14. [21-0387](#)**17PL1042 - 7TH EXTENSION****THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)**

Located on the northeast side of Granada Drive and west of Leeward Drive.

Mr. Dimas presented item "14" for the record as shown above. As this plat has either four or more requests, Staff does not recommend any future time extensions. Applicants have the right to apply for extensions but it is at the discretion of the Commission. Mr. Dimas stated the applicant has cited delays caused by COVID-19 as the reason for an extension. He clarified that the Planned Unit Development (PUD) for this plat was originally approved in 2017, prior to COVID19. Discussion took place regarding the PUD and how it is linked with this plat. The PUD document contains language regarding time limitations and could also be in danger of expiring since no forward progress has occurred on the plat due to the numerous extensions previously granted.

After Staff's presentation, Chairman Baugh opened the public hearing. Representing the applicant, Xavier Galvan with Urban Engineering, addressed the Commission for item "14". He stated the applicant, Michael Bertagna, is also present on the video conference to answer Commissioner questions. Staff attempted to reach out to the applicant with no response. Mr. Galvan proceeded to answer Commissioner questions. He said the applicant has previously relayed to him that they have numerous projects in other municipalities they are trying to handle as well. Mr. Galvan was not aware of when this project will commence. With no further public comment, the public hearing was closed. A motion was made by Commissioner Miller to deny the time extension request for item "14" and it was seconded by Vice Chairman Dibble. The motion passed to deny the time extension request. A while later it was determined there were technical difficulties on the applicant's end that made it impossible to hear him. With this information, Chairman Baugh called

for a motion to reconsider this item. There were none.

APPEAL

15. [21-0403](#)

19PL1011

VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)

Located south of IH 37 and west of Violet Road.

Appeal from a Staff Determination of Plat Expiration as a Result of Insufficient Progress on Construction of Improvements.

Mr. Dimas presented item "15" for the record as shown above. A determination that a plat has expired as a result of insufficient progress may be appealed to the Planning Commission within 30 days of notification that the plat has expired (Plat Expiration per UDC Section 3.8.5.F). Mr. Dimas informed the Commission that the final plat expired on November 1, 2020. No request for a time extension was made prior to the expiration date. If Planning Commission approves the appeal, then the plat will be extended to May 1, 2021. This represents the third request for a 6-month tie extension. On February 23, 2021, the contractor requested a permit and was informed of the plat expiration.

The applicant asserts setbacks have been caused by the COVID19 pandemic: many of the contractors and engineers were unable to safely meet the previous extension. They also state they have moved forward on this project and are ready to break ground. Staff is recommending approval as the applicant has indicated the contractor is ready to get permits to begin work. After Staff's presentation, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Chairman Baugh to approve item "15" as presented by Staff. The motion was seconded by Vice Chairman Dibble and the motion passed.

VII. Director's Report

Nina Nixon-Mendez, Assistant Director Development Services, informed the Commission that a second community meeting regarding the Historic Preservation Plan update will be taking place on April 8, 2021 at 6:30 p.m. and will be broadcasted live on numerous platforms.

VIII. Future Agenda Items: None.

IX. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 5:55 p.m.