



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, June 23, 2021

5:30 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.

To reduce the chance of COVID-19 transmission, public hearing input will continue to be allowed in writing. Instructions can be found here:

www.cctexas.com/detail/covid-19-public-comment-input-procedures. Written public input should be submitted by using the PUBLIC COMMENT/INPUT FORM (limited to 1,000 characters) located online at the address provided above and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting.

Written public testimony will be provided to members of the Commission prior to voting on measures for that meeting; will be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.

III. Approval of Absences: None.

IV. Approval of Minutes

1. [21-0722](#) Regular Meeting Minutes of June 9, 2021

Attachments: [MeetingMinutes09-Jun-2021pdf.pdf](#)

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. Plats**New Plats**

2. [21-0709](#) 21PL1050
TIJERINA ADDITION BLOCK A LOT 14A (FINAL REPLAT) 0.31 ACRES
Located south of Bluebonnet Drive.
Attachments: [CoverPg 21PL1050.docx](#)
[Tijerina addition Blk A, Lt 14A R1_05-24-21.pdf](#)
[Tijerina Add Resol_R1_05-24-21.pdf](#)
3. [21-0710](#) 21PL1052
PATRICK GARDENS LOT 11B (FINAL REPLAT) 0.10 ACRES
Located East of Cheyenne street and south of Aztec Street.
Attachments: [CoverPg 21PL1052.docx](#)
[Patrick Gardens Resol_R1_05-25-21.pdf](#)
[Patrick Gardens Lot 11B R1_05-25-21.pdf](#)
4. [21-0712](#) 21PL1058
COLONIA HIDALGO ADDITION, BLOCK 9, LOT 2-C (Replat - .19 ACRES)
Located south of Westpoint Road and west of Columbia Street.
Attachments: [CoverPg 21PL1058.docx](#)
[Colonia Hidalgo Addition, Blk 9, Lot 2C.R2.pdf](#)
[Colonia Hildalgo-Plat Review Comments.R2.pdf](#)
5. [21-0728](#) 21PL1069
PARK P.I.D. UNIT 1, BLOCK 1, LOT 3A (FINAL - 2.23 ACRES)
Located south of Bates Drive and east of North Padre Island Drive.
Attachments: [CoverPg-ParkPID.pdf](#)
[PARK PID, UNIT 1, BLOCK 1, LOT 3A.R1.pdf](#)

[Park PID Unit 1 Blk 1 Lot 3A-Plat Review Comments.R1.pdf](#)

Time Extension

6. [21-0711](#) 13-22000013
KITTY HAWK SUBDIVISION (PRELIMINARY 298.72 ACRES)
Located south of South Staples Street (FM 2444) and east of County Road 41.
Attachments: [TimeExtReq-KittyHawkPrelim-06.23.21 PCMTg.docx](#)
[TimeExtReq-KittyHawkPrelim-06.26.19PCMTg.pdf](#)
[2021.05.27.Ltr.PlatExtension.pdf](#)
[PREMINARY PLAT OF KITTY HAWK.APPROVED PLAT.pdf](#)

Plat with a Variance (Waiver)

7. [21-0708](#) 20PL1086
COUNTISS ADDITION, BLOCK 1, LOT 15 (FINAL- 0.67 ACRES)
Located north of Up River Road and east of Sharpsburg Road.
Attachments: [CoverPg 20PL1086.docx](#)
[Countiss Add R1_ 5-06-21.pdf](#)
[Countiss Add Resol R1_ 5-06-21.pdf](#)
8. [21-0719](#) **20PL1086 - SIDEWALK**
COUNTISS ADDITION, BLOCK 1, LOT 15 (FINAL- 0.67 ACRES)
Located north of Up River Road and east of Sharpsburg Road.
Attachments: [Countiss Addition- SWMemo.docx](#)
[Countiss Add- SWPPT.pptx](#)
[Sidewalk Waiver Request 5-06-21.pdf](#)

New Zoning

9. [21-0736](#) **Public Hearing - Rezoning Property at or near 4606 Gulfbreeze Boulevard**
Case No. 0621-04, Date Tree Holdings, LLC: Ordinance rezoning property at or near 4606 Gulfbreeze Boulevard (located along the east side of Gulfbreeze Boulevard, south of Gulden Street, and north of Beach Avenue) from the "RM-AT" Multifamily AT District to the "RM-AT/PUD" Multifamily AT District with a Planned Unit Development.
Attachments: [Report - Date Tree Holdings, LLC.docx](#)
[Presentation - Date Tree Holdings, LLC.pptx](#)

10. [21-0737](#) **Public Hearing - Rezoning Property at or near 6002 Greenwood Drive**
Case No. 0621-05, MVR Construction Company: Ordinance rezoning property at or near 6002 Greenwood Drive (located along the west side of Martin Street, south of Holly Road, and east of Greenwood Drive) from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.
Attachments: [Presentation - MVR Construction Company.pptx](#)
[Report - MVR Construction Company.docx](#)

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

The following Public Hearing items will be considered individually.

C. New Plat with a Variance (Waiver)

11. [21-0720](#) 21PL1043
SMUGGLER'S COVE, PUD (FINAL - 2.13 ACRES)
Located south of St. Bartholomew Avenue and west of Windward Drive.
Attachments: [CoverPg 21PL1043.docx](#)
[Smuggler's Resol R2_6-01-21.pdf](#)
[Smuggler's PUD R2_6-01-21.pdf](#)
12. [21-0734](#) **21PL1043 - SIDEWALK**
SMUGGLER'S COVE, PUD (FINAL - 2.13 ACRES)
Located south of St. Bartholomew Avenue and west of Windward Drive.
Attachments: [Smugglers Cove PUD - SWMemo.docx](#)
[Smugglers Cove PUD - SWPPT.pptx](#)
[Smuggler's Cove, PUD-Sidewalk Waiver Request.pdf](#)

VII. Future Agenda Items

VIII. Director's Report

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.