



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, April 29, 2020

5:30 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. **PUBLIC COMMENT: PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. This meeting will be broadcast at cctexas.com/services/council-meeting-agendas-minutes-video. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall 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 meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.
- IV. Approval of Absences: None

V. Approval of Minutes

1. [20-0521](#) Regular Meeting Minutes April 15, 2020

Attachments: [MeetingMinutes15-Apr-2020](#)

VI. Consent Public Hearing: (Items A & B) - Discussion and Possible Action**A. Plats****New Plats**

2. [20-0522](#) 20PL1016
STARLIGHT ESTATES UNIT 5 (FINAL - 19.02 ACRES)
Located south of Yorktown Boulevard & east of Fred's Folley Drive.
Attachments: [CoverPg-StarlightEstates_04.29.20MTG](#)
[Resolution Comments Starlight Unit 5.R1](#)
[Starlight Estates Unit 5.R1](#)
3. [20-0523](#) 20PL1019
COTTAGES BY THE BAY UNIT 1 (FINAL - 7.995 ACRES)
Located west of Flour Bluff Dr. between Glenoak Drive & Purdue Road.
Attachments: [CoverPg-CottagesbytheBay_04.29.20MTG](#)
[Resolution comments-Cottages Unit 1.R1](#)
[Cottages Unit 1 Final R1 3-12-20](#)
4. [20-0524](#) 20PL1026
WOOD RIVER UNIT 1, BLK 1, LOT 26R & UNIT 5, BLK 1, LOT 27R (REPLAT - 0.58 ACRES)
Located north of Northwest Boulevard & west of River Hill Drive.
Attachments: [CoverPg-WoodRiver_04.29.20MTG](#)
[Resolution comments- Wood River.R1](#)
[Wood River, Block 1, Lots 26R, 27R.R1](#)
5. [20-0525](#) 20PL1020
LAGUNA VISTA SHORES BLK 9, LOT 1R (REPLAT - 0.284 ACRES)
Located west of Shore Drive between Riviera Drive & Courtland Drive.
Attachments: [CoverPg-LagunaVistaShores_04.29.20MTG](#)
[Laguna Vista Shores Resolution R2](#)
[Laguna Vista Shores - Block 9, Lot 1R - Plat](#)

6. [20-0526](#) 20PL2018
DODDRIDGE TRACT BLOCK 1, LOT 7R (FINAL REPLAT - 1.07 ACRES)
Located south of Agnes Street between Tanacahua Street and Carancahua Street.
Attachments: [CoverPg-Doddridge 04.29.20MTG](#)
[Comments Resolution Doddridge Tract Final Replat.R1](#)
[Doddridge Tract Block 1 Lot 7R Replat.R1](#)
7. [20-0533](#) 20PL1025
PARKDALE VILLAGE ANNEX "C" LOTS 3A, 3B & 3C (REPLAT - 3.2400 ACRES)
Located west of South Staple Street and south of Gollihar Road.
Attachments: [CoverPg-Parkdale 04.29.20MTG](#)
[Parkdale Resolution R1 3-25-20](#)
[Parkdale Village Annex Replat R1 3-25-20](#)
8. [20-0534](#) 20PL1024
100 SOUTH PADRE BLOCK 1, LOTS 3 AND 4 (FINAL - 5.014 ACRES)
Located west of Enterprize Parkway and south of Bear Lane.
Attachments: [100 South Final R1 3-26-20](#)
[100South ResolutionR1 3-26-20](#)
[CoverPg-100SouthPadre 04.29.20MTG](#)
9. [20-0537](#) 19PL1122
HERITAGE PARK BLOCK 1, LOTS 21R AND 22R (FINAL REPLAT - 0.781 ACRES)
Located north of South Padre Island Drive and west of Rodd Field Road.
Attachments: [CoverPg-Heritage 04.29.20MTG](#)
[Heritage Park Resolution R1 3-31-20](#)
[Heritage Park Final Replat R1 3-31-20](#)

Time Extensions

10. [20-0527](#) 19PL1011
VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)
Located south of IH 37 and west of Violet Road.
Attachments: [CoverPage-VioletRoadRV 04.29.20PCMTG](#)
[2ndExtReqLtr](#)
[REQ LTTR](#)
[VIOLETROAD RESORT PC APPRVD PLAT](#)

11. [20-0528](#) 19PL1063
 CALLEN SOUTH UNIT 1 (FINAL - 23.145 ACRES)
 Located east of I.H. 69/US Hwy 77 and north of CR 48.

Attachments: [TimeExt, CalallenSouth1-04.29.20PCMTg](#)
[CalallenSouthUnit1_ApprvdPlat-10.02.19PCMTg](#)
[FW EXTERNAL Calallen South Unit 1](#)

B. New Zoning

12. [20-0529](#) Public Hearing - Rezoning Property at or near 7001 Williams Drive

Case No. 0420-03 - Covenant Baptist Church: Ordinance rezoning property at or near 7001 Williams Drive (located along the south side of Williams Drive, east of Nile Drive, and west of Rodd Field Road), from the "RS-6" Single-Family 6 District "to the "CN-1" Neighborhood Commercial District.

Attachments: [PC Report - Covenant Baptist Church](#)
[PC Presentation - Covenant Baptist Church](#)

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

C. Plat with a Variance (Waiver)

13. [20-0530](#) 19PL1130
 DON PATRICIO, BLOCK F, LOT 47R (REPLAT - 0.985 ACRES)
 Located west of Waldron Road and south Don Patricio Road.
 Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Section 8.2.7.A of the Unified Development Code (UDC); an Exemption from Wastewater Lot/Acreage Fees in Accordance with Section 8.5.2.G of the UDC.

Attachments: [Don Patricio WW-Waiver-Memo](#)
[Presentation WASTEWATER WAIVER & EXEMPTION](#)

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.