



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 30, 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 Catherine Garza, at 361-826-3577 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. **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. 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 www.cctexas.com/departments/city-secretary.
- III. Approval of Absences: None.

IV. Approval of Minutes

1. [20-1201](#) Regular Meeting Minutes of September 16, 2020

Attachments: [MeetingMinutes61-Sep-2020](#)

V. Consent Public Hearing (Items A, B & C): Discussion and Possible Action**A. Plats****New Plats**

2. [20-1202](#) **20PL1045**
ROMERO TRACT, BLOCK 1, LOT 1 (FINAL - 0.7396 ACRES)
Located east of Rodd Field Road and north of Slough Road (County Road 26).

Attachments: [CoverPg-Romero_09.30.20MTG](#)

[Romero Tract Resolution R1_8-27-20](#)

[Romero Tract Final R1_8-27-20](#)

3. [20-1203](#) **20PL1058**
CAYO DEL OSO SUBDIVISION, SECTIONS 4 & 5 (PRELIMINARY - 23.22 ACRES)
Located south of Oso Parkway and east of Rodd Field Road.

Attachments: [CoverPg-Cayo_09.30.20MTG](#)

[Cayo Del Oso Revised Resol R2_9-14-20](#)

[Cayo Del Oso Prem R2_9-14-20](#)

4. [20-1204](#) **20PI1090**
TEXAS STATE AQUARIUM SUBDIVISION, LOT GR (FINAL - 9.52 ACRES)
Located south of Breakwater Avenue and east of US Hwy 181.

Attachments: [CoverPg-TXSTAqua_09.30.20MTG](#)

[TSA -Plat Review Comments.R1](#)

[Texas State Aquarium Sub. Lot GR.R1](#)

5. [20-1205](#) **20PL1077**
WOOLDRIDGE CREEK UNIT 9, BLOCK 3, LOTS 1C & 1D (REPLAT - 4.29 ACRES)
Located north of Wooldridge Road and west of Airline Road.

Attachments: [CoverPg-WooldridgeCreek 09.30.20MTG](#)
[Wooldridge Creek Unit 9 Blk 3 Lots 1C&1D-Plat Review Comments.R1](#)
[Wooldridge Creek Unit 9 Blk 3 Lots 1C&1D.R1](#)

Time Extensions

6. [20-1206](#) **18PL1007 - 4TH REQUEST**
PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)
Located south of SH 361 and east of South Padre Island Drive (Park Road 22).

Attachments: [TimeExt, PadreHarborUnit1-09.30.20PCMTg](#)
[ExtReq#1](#)
[ExtReq#2](#)
[ExtReq#3](#)
[18PL1077 PadreHarbor1-4thExtReq](#)
[PADRE HARBOR UNIT1.PC APPRVD](#)

7. [20-1207](#) **18PL1123 - 3rd REQUEST**
PADRE HARBOR UNIT 2 (FINAL - 25.24 ACRES)
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

Attachments: [CvrPg](#)
[1st ExtReq 9.4.19](#)
[2nd ExtReq 3.4.20](#)
[18PL1123 3rd ExtReq](#)
[AppvdPlat](#)

8. [20-1208](#) **18PL1124 - 3RD REQUEST**
PADRE HARBOR UNIT 3 (FINAL - 60.9 ACRES)
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).
- Attachments:** [CvrPg](#)
[18PL1124 3rd ExtReq](#)
[1st ExtReq](#)
[2nd ExtReq](#)
[PH3 PC APPVD PLAT](#)
9. [20-1209](#) **19PL1133 - 1ST REQUEST**
RODD PLAZA, BLOCK 1, LOTS 1 AND 2 (FINAL- 7.77 ACRES)
Located east of Rodd Field Road and north of Yorktown Boulevard.
- Attachments:** [TimeExt, RoddPlaza-09.30.20PCMTg](#)
[18PL1133 Rodd Plaza- Plat Ext request](#)
[RODD PLAZA,BLK1,LOTS1&2 PCAPPRVD03.4.20MTG](#)
10. [20-1210](#) **18PL1076 - 4th REQUEST**
PARK SPRINGS IHS, BLOCK 1 LOTS 1 - 3 (FINAL - 3.87 ACRES)
Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624).
- Attachments:** [ExtCoverPg09.30.20](#)
[1stExtReq](#)
[Park Springs-2ndExtReq](#)
[ParkSprings3rdExtReq](#)
[18PL1076-PCAPPRVDPLAT](#)
11. [20-1211](#) **17PL1042 - 6th REQUEST**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.
- Attachments:** [TimeExt, VillasPUD- 09.30.20PCMTg](#)
[6th Time Ext. Request Letter 9-18-20](#)
[1st TimeExtReqLtr-02.22.18](#)
[2nd Time Extension Request Letter.9-06-18](#)
[3rd Time Extension Request Letter.3-15-19](#)
[4th Time Extension Request Letter.9-04-19](#)
[5th TimeExtReqLtr.3-19-20](#)
[THE VILLAS PUD PC APPRVD](#)

B. New Zoning

12. [20-1212](#) **Public Hearing - Rezoning Property at or near 702 South Navigation Boulevard**

Case No. 0920-02 - GMG Partners, LP: Ordinance rezoning property at or near 702 South Navigation Boulevard (located along the east side of south Navigation Boulevard, north of Bear Lane, west of Old Brownsville Road and south of Santa Elena Street), "IL" Light Industrial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

Attachments: [PC Report - GMG Partners LP with Exhibit](#)

[PC Presentation - GMG Partners LP](#)

[Planned Unit Development - La Villa Hermosa - 20200826](#)

C. Urban Transportation Plan Amendment

13. [20-1213](#) **Proposed Urban Transportation Plan Amendment - Deletion of Civitan Drive between Ayers Street and Crosstown Expressway (State Highway 286)**

Attachments: [PC Agenda Memo - Civitan Drive 09.30.20](#)

[Civitan PC Presentation 9.30.20](#)

[CivitanDrive ExBMap](#)

[Civitan Drive Letter to Dan McGinn](#)

VI. Discussion and Possible Action Regarding the appointment of a Planning Commissioner Representative for the Update of the Historic Preservation Plan

VII. Director's Report

VIII. Items to be Scheduled

IX. Adjournment

This meeting may be held via video conference call pursuant to Texas Government Code § 551.127. If this meeting is held via video conference 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. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.

