



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, March 17, 2021

5:30 PM

Via WebEx Video Conference

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 catherineg@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/PRESENTER SOCIAL DISTANCING & 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. [21-0333](#) Regular Meeting Minutes of March 3, 2021

Attachments: [MeetingMinutes03-Mar-2021.pdf](#)

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

2. [21-0312](#) 21PL1007
MILLER SUBDIVISION, BLOCK 3, LOT 3R (FINAL-0.3078 ACRES)
Located South Padre Island Drive (SH 358) West of Manor Drive.
- Attachments:** [CoverPg-21PL1007_MillerSub_3.17.21MTG.pdf](#)
[Miller Sub Resol R2_2-18-21.pdf](#)
[Miller Sub R2_2-18-21.pdf](#)
3. [21-0315](#) 21PL1003
RANCHO VISTA UNIT 22(FINAL-10.61 ACRES)
Located South of Alder Drive between Rancho Vista Boulevard and Cattlemen Drive
- Attachments:** [CoverPg21PL1003RanchoVista.pdf](#)
[RV 22 Resol R1_2-06-21.pdf](#)
[RV 22 Final R1_2-6-21.pdf](#)
4. [21-0339](#) 21PL1001
PEACEFUL ESTATES (FINAL-ACRES-9.394)
Located east of Flour Bluff and north of Glenoak Drive.
- Attachments:** [CoverPg-21pl1001-PeacefulEstates.pdf](#)
[Peaceful REVISED LAYOUT R2_3-05-21.pdf](#)
[Peaceful Estates REVISED LAYOUT R2_3-05-21.pdf](#)
5. [21-0316](#) **20PL1094 - CONDITIONAL**
ROYAL OAKS FUTURE UNITS (PRELIMINARY-55.24 ACRES)
Located South of Leopard Street and East of Rand Morgan Road
- Attachments:** [CoverPg20PL1094RoyalOak.pdf](#)
[Royal Oaks Future Units.R2.pdf](#)
[Royal Oaks Future Units PUD.R2.pdf](#)

6. [21-0331](#) **21PL1096 - CONDITIONAL**
GEMINI ACRES UNIT 1 (FINAL - 73.90 ACRES)
Located north of south of FM 43 and east of CR 51.

Attachments: [CoverPg21PL1096_Gemini.pdf](#)
[Gemini Acres Unit 1.R3.1.pdf](#)
[Gemini Acres Unit 1.R3 SH 1-3 1-26-21.pdf](#)

TIME EXTENSIONS

7. [21-0318](#) **19PL1133 - 2ND 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-03.17.21PCMTg.pdf](#)
[2nd ExtReq Letter-RoddPlaza.pdf](#)
[18PL1133 Rodd Plaza-ExtRequest.pdf](#)
[RODD PLAZA,BLK1,LOTS1&2 PCAPPRVD03.4.20MTG.pdf](#)

8. [21-0319](#) **20PL1067 - 1ST REQUEST**
LONDON TOWNE SUBDIVISION UNIT 4 (FINAL - 7.363 ACRES)
Located west of County Road 33 and north of F.M. 43.

Attachments: [TimeExt, LondonTowne-03.17.20PCMTg.pdf](#)
[20PL1067 ExtReq Lttr-LondonTowne.pdf](#)
[LONDON TOWNE SUB UNIT4 PCAPPRVD09.16.20MTG.pdf](#)

NEW PLAT WITH A VARIANCE (WAIVER)

9. [21-0313](#) **21PL1000**
GULF BREEZE ANNEX LOTS 5 & 6 (FINAL-8.574 ACRES)
Located South of Alta Plaza Street and West of Floyd Street.

Attachments: [CoverPg-21PL1000GulfBreezeAnnex.pdf](#)
[Gulf Breeze Annex R1_1 29-21.pdf](#)
[Gulf Breeze Resol R1 1-29-21.pdf](#)

10. [21-0314](#) **21PL1000 - SIDEWALK**
GULF BREEZE ANNEX LOTS 5 & 6 (FINAL-8.574 ACRES)
Located South of Alta Plaza Street and West of Floyd 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.

Attachments: [Gulf Breeze- SWMemo.docx](#)

[Gulf Breeze - SWPPT.pptx](#)

[Sidewalk waiver request.pdf](#)

B. New Zoning

11. [21-0335](#) Public Hearing - Rezoning Property at or near 14493 Running Light Drive

Case No. 0321-01 MC J's & Associates, LLC: Ordinance rezoning property at or near 14493 Running Light Drive (located at the northwest corner of the intersection of Running Light Drive and Leeward Drive) from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

Attachments: [Report w Exhibits - Mc Js and Associates.pdf](#)

[Presentation - Mc Js and Associates.pptx](#)

12. [21-0337](#) Public Hearing - Rezoning Property at or near 16002 Park Road 22 (South Padre Island Drive)

Case No. 0321-03 - Walter, Dewane and Torrell PR 22: Ordinance rezoning property at or near 16002 Park Road 22 (South Padre Island Drive), located on east side of Park Road 22, south of Whitecap Boulevard, and west of the Gulf of Mexico, from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RV/IO" RV Resort District with the Island Overlay.

Attachments: [Staff Report_0321-03 Walter, Dewane and Torell PR 22.docx](#)

[PC Presentation - 0321-03 Walter, Dewane and Torell PR 22.pptx](#)

13. [21-0338](#) Public Hearing - Rezoning Property at or near 4130 South Alameda Street

Case No. 0321-04 - Mt. Carmelite Special Permit (SP) Extension: Ordinance to consider a SP Time Extension Request for an additional 24 months for the property at or near 4130 South Alameda Street, located on the north side of South Alameda Street, east of Carmel Parkway, and west of Everhart Road.

Attachments: [0321-04 Mt. Carmelite SP Extension.docx](#)

[PP_0321-04 Mt. Carmelite Sp Extension.pptx](#)

VI. Public Hearing (Items C & D): Discussion and Possible Action**C. Plats****TIME EXTENSIONS**

14. [21-0317](#) **18PL1076 - 5TH 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: [ExtCoverPg03.17.21.pdf](#)
[4thExt Req.pdf](#)
[5th Extension Request 3-8-20.pdf](#)
[18PL1076-PCAPPRVDPLAT.pdf](#)
15. [21-0321](#) **18PL1124 - 4TH 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.pdf](#)
[3rd ExtReq.pdf](#)
[4th ExtReq-PadreHarbor3.pdf](#)
[PH3 PC APPVD PLAT.pdf](#)
16. [21-0320](#) **18PL1123 - 4TH 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.pdf](#)
[3rd ExtReq.pdf](#)
[4th ExtReq-PadreHarbor2.pdf](#)
[AppvdPlat.pdf](#)

NEW PLAT WITH A VARIANCE (WAIVER)

17. [21-0235](#) 20PL1124
PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4, BLOCK 191, LOT 7A, 7B & 7C (REPLAT - 0.2337 ACRES)
Located north of Whitecap Boulevard and east of Cruiser Street.
Attachments: [CoverPg-20PL1124 2.17.21MTG.pdf](#)
[PICC Blk 191, REVISED Resol R1_1-18-21.pdf](#)
[PICC Blk 191, R1 1-18-21.pdf](#)

18. [21-0236](#) **20PL1124 - SIDEWALK**
PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4, BLOCK 191, LOT 7A, 7B & 7C (REPLAT - 0.2337 ACRES)
Located north of Whitecap Boulevard and east of Cruiser 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.
Attachments: [PI-CC - SWMemo2.pdf](#)
[PI-CC - SWPPT.pptx](#)
[Sidewalk Waiver Request.pdf](#)

D. **New Zoning**

19. [21-0055](#) **Public Hearing - Rezoning Property at or near 7601 Yorktown Boulevard**

Case No. 0121-01 Braselton Development Company, Ltd: Ordinance rezoning property at or near 7601 Yorktown Boulevard (located off Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede Drive), from the RS-4.5" Single Family Residential District and the "FR" Farm Rural District to the "RS-4.5 PUD" Single Family Residential District with a Planned Unit Development.

Attachments: [Report w PUD - Braselton Development PUD.pdf](#)
[Presentation - Braselton Development PUD.pptx](#)
20. [21-0334](#) **Public Hearing - Rezoning Property at or near 7610 Slough Road**

Case No. 0221-03 - Cardinal Investments and Holdings, LLC: Ordinance rezoning property at or near 7610 Slough Road (located east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road) from the "FR" Farm Rural District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development.

Attachments: [Report w Exhibits - Cardinal Investments.pdf](#)
[Presentation - Cardinal Investments and Holdings, LLC.pptx](#)
21. [21-0336](#) **Public Hearing - Rezoning Property at or near 1402 Flour Bluff Drive**

Case No. 0321-02 - The Estate of Hart F. Smith & Julianna Dunn Smith: Ordinance rezoning property at or near 1402 Flour Bluff Drive (located along the west side of Flour Bluff Drive, south of South Padre Island Drive (State Highway 358), and west of Compton Road) from the "RE" Residential Estate District with the Island Overlay to the "CG-2 General Commercial District and "RM-2" Multifamily District.

Attachments: [Report - The Estate of Hart F. Smith et al.docx](#)
[Presentation - The Estate of Hart F. Smith et al.pptx](#)

- VII. Director's Report
- VIII. Items to be Scheduled
- IX. Adjournment of Planning Commission Meeting
- X. Convene Beach Dune Committee (Planning Commission)
- XI. Call to Order - Roll Call
- XII. Public Comment: The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (see instructions for item "II." above).
- XIII.. Public Hearing (Item E): Discussion and Possible Action
- E. **Beachfront Construction Certificate**
- 22. [20-1362](#) **Case No. BCC 20BD1002 - Emmons Investments, LLC:** A request for a Beachfront Construction Certificate to construct a single family home on the property described as Lot 16, Block 1, Beachview Estates Road, located along the east side of State Highway 361, and west of the Gulf of Mexico.

Attachments: [Staff Report_20BD1002.pdf](#)
[Emmons Investment LLC 20BD1002.pptx](#)
- XIV. 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 or YouTube at [CCTVCorpusChristi](https://www.youtube.com/CCTVCorpusChristi).