



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, March 31, 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. [21-0378](#) Regular Planning Commission Meeting Minutes of March 17, 2021;
Regular Beachdune Committee Minutes of March 17, 2021
Attachments: [MeetingMinutes17-Mar-2021 wPublicComment.pdf](#)
[3.17.21 BCC DraftMins.pdf](#)

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

2. [21-0379](#) 18PL1120
QUEENS LANDING (FINAL-5.27 ACRES)
Located south of Compton Road and west of Waldron Road.
Attachments: [18PL1120 CoverPg QueensLanding](#)
[Queens Landing-Comments.R1](#)
[Queens Landing.R1](#)
3. [21-0397](#) 21PL1013
LA VILLA HERMOSA PUD (PRELIMINARY - 39.129 ACRES)
Located south of Agnes Street and east of Navigation Boulevard.

Attachments: [Coverpglavillahermosa.pdf](#)
[La Villa Hermosa Resol R2_3-19-21.xlsx](#)
[La Villa Hermosa PUD R2_3-19-21.pdf](#)

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.
Attachments: [TimeExt,TxStateAquarium- PCMTg](#)
[TX ST Aquarium_ExtReqLtr](#)
[Approved plat Texas State Aquarium](#)

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.
Attachments: [CoverPg Bakers Acres 20PL1130](#)
[Bakers Acres-Plat Resolutions.R2.pdf](#)
[Bakers Acres.R2](#)

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.
- Attachments:* [Bakers Acres- SWMemo.pdf](#)
[Bakers Acres - SWPPT.pptx](#)
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).
- Attachments:* [21PL1012CoverpgPADRE ISLAND](#)
[PI No.1 Resol R2 3-12-21](#)
[PI No. 1, Blk 29, R2 3-12-21](#)
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.
- Attachments:* [Padre Island No.1 - SWMemo.pdf](#)
[PI-CC No 1 - SW Waiver V2.pptx](#)
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.
- Attachments:* [CoverpgGatewaypark](#)
[Gateway Park Resol R2 3-11-21](#)
[Gateway Park, Blk 5 R2 3-11-21](#)
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.
- Attachments:* [Gateway- SWMemo.pdf](#)

[Gateway Park - SWPPT.pptx](#)

[Request Sidewalk Waiver 3_9-21.pdf](#)

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.

Attachments: [Report - Bernal, Pena, and Caron 2.pdf](#)

[Presentation - Bernal, Pena, and Caron.pptx](#)

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.

Attachments: [Report - LD Calallen CCTCX Hwy 77 LLC.docx](#)

[Presentation - LD Calallen CCTCX Hwy 77 LLC.pptx](#)

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).

Attachments: [TimeExt, PHUnit1- 03.31.21PCMTg](#)

[4thExtReg](#)

[ExtReg#5](#)

[PADRE HARBOR UNIT1.PC APPRVD](#)

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.

Attachments: [TimeExt, TheVillasPUB- 03.31.21PCMtq](#)
[6th Time Ext. Request Letter 9-18-20](#)
[7th Time Ext Reg letter 3-18-21](#)
[THE VILLAS PUD PC APPRVD](#)

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.

Attachments: [PC Agenda Memo- RV Resort.pdf](#)
[Letter-Appeal Plat Exp_VioletRdRVResort.pdf](#)
[19PL1011 ActionLtrrs05.01.19PCMtq-3.pdf](#)
[VIOLETROAD_RESORT_PC_APPRVD_PLAT.pdf](#)
[2ndExtRegLtrr.pdf](#)

- VII. **Director's Report**
- VIII. **Future Agenda Items**
- IX. **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. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv or YouTube at [CCTVCorpusChristi](#).