



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, April 14, 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: Commissioner Schroeder

IV. Approval of Minutes

1. [21-0457](#) Regular Meeting Minutes of March 31, 2021

Attachments: [MeetingMinutes03.31.2021.pdf](#)

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

2. [21-0427](#) 21PL1014
PORT ARANSAS CLIFFS, BLOCK 413, LOT 3A AND 3B (FINAL-0.321 ACRES)
Located north of Rossiter Street and west of Santa Fe Street.

Attachments: [CoverPg_21PL1014_Cliffs.pdf](#)
[PA Cliffs Resol R1_3-10-21.pdf](#)
[PA Cliffs Blk 413 R1_3-10-21.pdf](#)

3. [21-0428](#) 21PL1018
BAY VIEW NO.2, BLOCK 1, LOT 12R (FINAL-0.142 ACRES)
Located east of Twelfth Street between Hancock Avenue and Buford Street.

Attachments: [CoverPg_21PL1018_Bayview.pdf](#)
[Bay View No. 2, Resol R1_3-11-21.pdf](#)
[Bay View No. 2 R1_3-11-21.pdf](#)

4. [21-0453](#) 20PL1131
MOORLAND VIEW (PRELIMINARY - 24.49 ACRES)
Located east of Fred's Folley and north of Yorktown Boulevard.

Attachments: [CoverPg_20PL1131.pdf](#)
[Moorland View-Plat Review Comments.R3.pdf](#)
[MOORLAND VIEW - PRELIM.R3.pdf](#)

B. New Zoning

5. [21-0455](#) Public Hearing - Rezoning property at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard

Case No. 0421-03, ERF West Side, Inc: Ordinance rezoning property at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard (located at the northeast corner of the intersection of Buffalo Street, Buddy Lawrence Boulevard, and Nueces Bay Boulevard, south of Interstate 37) from the "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit.

Attachments: [Report - ERF West Side, LLC.pdf](#)
[Presentation - ERF West Side, LLC.pptx](#)

VI. Public Hearing (Items C, D & E): Discussion and Possible Action**C. Plat - Appeal**

6. [21-0456](#) 19PL1096
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.
Appeal from a Staff Determination of Plat Expiration as a Result of Insufficient Progress on Construction of Improvements.

Attachments: [PC Agenda Memo- Westwood Heights Unit 4.pdf](#)
[Appeal Request Letter.pdf](#)
[WESTWOOD_UNIT4_PCAPPRVD-11.13.19MTG.pdf](#)

D. Tabled Zoning

7. [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 to the "CG-2 General Commercial District and "RM-2" Multifamily District.

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

E. Comprehensive Plan

8. [21-0454](#) Ordinance amending the Urban Transportation Plan Map (UTP), of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by shifting a proposed C1-Collector (Beach Access Rd. 2A) north, approximately 900 feet.

Attachments: [Agenda Memo MI UTP Beach Access Rd. 2A.pdf](#)
[MustandIsland UTP PC 4.14.21.pptx](#)
[MustangIsland _UTP_ ExB.pdf](#)
[ApplicantRequest.pdf](#)

VII. Director's Report**VIII. Future Agenda Items****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 or YouTube at [CCTVCorpusChristi](#).