



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, August 4, 2021

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to insure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

- II. PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Commission. To speak during this public comment period, you must sign up before the meeting begins. Comments are limited to three minutes. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate audience and presenters from personal contact with members of City Staff and the Commission. Public hearing input will continue to be allowed in writing.

Instructions can be found here:

www.cctexas.com/detail/covid-19-public-comment-input-procedures. Written public input should be submitted by using the PUBLIC COMMENT/INPUT FORM (limited to 1,000 characters) located at the address provided above and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting.

Written public testimony will be provided to members of the Commission prior to voting on measures for that meeting; will 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.

III. Approval of Absences: Commissioners Schroeder, Gonzalez and Mandel

IV. Approval of Minutes

1. [21-0951](#) Regular Meeting Minutes of July 21, 2021

Attachments: [MeetingMinutes21-Jul-2021](#)

V. Public Hearing: Discussion and Possible Action

2. [21-0993](#) Ordinance adopting a new City of Corpus Christi Historic Preservation Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Corpus Christi Preservation Plan.

Attachments: [Agenda Memo_Historic Preservation Plan HPP_PC_2021](#)
[Ord Historic Preservation Plan 2021](#)
[CC Pres Plan DRAFT-7.26.2021](#)
[CC Planning Comm Mtg - August 4 2021 rev.](#)

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

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats**New Plats**

3. [21-0954](#) 21PL1086
RUSSELL INDUSTRIAL AREA, BLOCK 12, LOT 7A (FINAL - 0.780 ACRES)
Located north of Savage Lane and east of Savage Lane.

Attachments: [CoverPg-RussInd8.4.21MTG](#)
[Russell Indus R1 7-13-21](#)
[Russell Blk COMMENTS 12 Lt7A7-13-21](#)

4. [21-0995](#) 21PL1082
Perry's Estates Block 5 Lots 8A & 9 (Final - 2.478 Acres)
Located West of Dove Lane and South of Graham Road.

Attachments: [CoverPg-PerryEst 8.4.21MTG](#)
[21PL1082 Perry's Estate Resolution R1](#)
[21PL1082 Perry's Estate R1 06-28-21](#)

5. [21-1001](#) **21PL1083 - CONDITIONAL**
HEMINGWAY (PRELIMINAY - 134.03 ACRES)
Located east of Greenwood Drive and north of Holly Road.

Attachments: [CoverPg-HemingwayPrelim 8.4.21MTG](#)
[Hemingway Pre R2 7-20-21](#)
[Hemingway Prelim COMMENTS R2 7-20-21](#)

Time Extension

6. [21-0955](#) **20PL1057 - 2nd Request**
LA COSTA BUSINESS PARK, BLK 1, LOTS 1 - 6; BLK 2, LOTS 7 - 9
(FINAL - 11.63 ACRES)
Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.

Attachments: [TimeExt, LaCostaBusPrk-8.04.21PCMTg](#)
[2nd Time Ext Letter 7-20-21](#)
[20PL1057 PCAPPRVD 08.5.20MTG](#)

B. Zoning

Tabled Zoning

7. [21-0996](#) **Public Hearing - Rezoning Property at or near 2302 County Road 43**

Case No. 0621-07, John C. Tamez: Ordinance rezoning property at or near 2302 County Road 43 (located along the east side of County Road 43, west of Yorktown Boulevard, and south of Farm-to-Market Road 43) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Attachments: [Report - Tamez](#)
[Presentation - Tamez](#)

New Zoning

8. [21-0965](#) **Public Hearing - Rezoning Property at or near 4121 Waldron Road**
Case No. 0821-01, Jeffery C. Lundquist: Ordinance rezoning property at or near 4121 Waldron Road (located along the east side of Waldron Road, south of Yorktown Boulevard, and north of the Barney M. Davis Energy Center) from the "FR" Farm Rural District to the "RE" Estate Residential District.

Attachments: [Report - Jeffery C. Lundquist](#)
[Presentation - Jeffery C. Lundquist](#)

9. [21-0966](#) **Public Hearing - Rezoning Property at or near 3413 South Staples Street**
Case No. 0821-03, Sima and Steve, Inc.: Ordinance rezoning property at or near 3413 South Staples Street (located along the west side of South Staples Street, south of Texan Trail, and north of Hayward Drive) from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District.

Attachments: [Report - Sima and Steve, Inc](#)
[Presentation - Sima and Steve, Inc](#)

10. [21-0994](#) **Public Hearing - Rezoning Property at or near 3617 Violet Road (Farm to Market 24)**
Case No. 0821-02, Dominga Flores: Ordinance rezoning property at or near 3617 Violet Road (located along the west side of Violet Road (Farm to Market 24), south of Woodway Creek Drive, and northwest of Starlite Lane) from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

Attachments: [PC Report - Dominga Flores](#)
[Presentation - Dominga Flores](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

Persons with disabilities who plan to attend this meeting, who may need auxiliary aids, or any other accommodating 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.