



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Wednesday, August 18, 2021

5:30 PM

Council Chambers

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*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 Planning Commission. 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. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda.**

**To reduce the chance of COVID-19 transmission, public input will also be alllowed in writing. Instructions can be found here:**

**[www.cctexas.com/detail/covid-19-public-comment-input-procedures](http://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 online at the address provided above and shall be e-mailed to [catherineg@cctexas.com](mailto: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. The live stream of the Planning Commission meeting can be viewed online at the following address: [www.cctexas.com/cctv](http://www.cctexas.com/cctv).**

**III. Approval of Absences: Chairman Baugh, Vice Chairman Dibble and Commissioner Mandel**

**IV. Approval of Minutes**

1. [21-1033](#) Regular Meeting Minutes of August 4, 2021

**Attachments:** [MeetingMinutes08-Aug-2021](#)

**V. Discussion and Possible Action Regarding a Recommendation of a Planning Commission Representative for the Bayside Area Development Plan Advisory Committee****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**

2. [21-1037](#) 21PL1090  
FLOUR BLUFF ESTATES, BLOCK G, LOT 2C (FINAL - 0.100 ACRES)  
Located north of Judie Court between Cora Lee Drive and Mounts Drive.  
**Attachments:** [CoverPg-FBEst8.18.21MTG](#)  
[FB Estates COMMENTS R1 7-13-21](#)  
[FB Block G R1 7-13-21](#)
3. [21-1038](#) 21PL1091  
Lamar Park Subdivision Unit 8, Block 22, Lot 25R (Final Replat)  
Located northeast of South Alameda Street and southwest of Center Drive on Barracuda  
**Attachments:** [CoverPg-Lamar 8.18.21MTG](#)  
[Lamar Park S8.B22.L25.PDwg.R2 07222021](#)  
[Lamar Park COMMENTS.R2\\_07222021](#)

4. [21-1039](#) 21PL1092  
Tuscan Place Subdivision Unit 1, Blk 1, Lots 14AR & 15AR (Final Replat - 0.864 Acre  
Located southwest of Nueces River's bank and north of Guadalupe River Drive.

**Attachments:** [CoverPg-TuscPl8.18.21MTG](#)

[21PL1092 Tuscan COMMENTS R1\\_0712](#)

[21PL1092 Unit1, Blk1, L14AR & 15AR \(R\) P.1 R1](#)

#### **TIME EXTENSIONS**

5. [21-1041](#) **20PL1069 - 2ND REQUEST**  
LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)  
Located south of Granada Drive and west of Leeward Drive.

**Attachments:** [TimeExt, LakePadrePUD-8.18.21PCMTg](#)

[2nd Ext Request Letter](#)

[LAKE PADRE VILLAGE PUD\\_PCAPPRVD09.02.20MTG](#)

6. [21-1042](#) **20PL1133 - 1ST REQUEST**  
KING'S LANDING UNIT 2 (FINAL - 30.896 ACRES)  
Located at FM 43 west of CR 33 and east of Digger Lane.

**Attachments:** [TimeExt, King'sLanding2-8.18.21PCMTg](#)

[Approved plat](#)

[Time Ext Request letter 8-02-21](#)

#### **PLATS WITH A VARIANCE (WAIVER)**

7. [21-1036](#) 21PL1086  
PIN OAK TERMINAL TRACT (PRELIMINARY - 227.22 ACRES)  
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.

**Attachments:** [CoverPg-PinOak\\_8.18.21MTG](#)

[Pin Oak Prelim R1 7-21-21](#)

[Pin Oak Prelim COMMENTS R1 7-21-21](#)

8. [21-1045](#) **21PL1086 - SIDEWALK**  
PIN OAK TERMINAL TRACT (PRELIMINARY - 227.22 ACRES)  
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.

**Attachments:** [Memo- Pin Oak Terminal Tract SW Waiver2](#)

[Pin Oak Terminal Tract Sidewalk Waiver](#)

[Sidewalk waiver request](#)

9.     [21-1035](#)     19PL1103  
                  HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL - 19.64 ACRES)  
                  Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.  
                  Attachments: [CoverPg-HghIndOaks8.18.21MTG](#)  
                                  [Highland Oaks Unit 6 Resolution comments.R2](#)  
                                  [HIGHLAND OAKS UNIT 6 -7-15-21](#)
10.    [21-1049](#)     **19PL1103 - STREET SECTION**  
                  HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL - 19.64 ACRES)  
                  Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.  
                  Attachments: [Highland Oaks Unit 6- Street Memo- Final \(002\)](#)  
                                  [Highland Oaks Unit 6 - StreetPPT](#)
- B.     **New Zoning**
11.    [21-1043](#)     **Public Hearing - Rezoning Property at or near 6342 Old Brownsville Road**  
                  Case No. 0821-05, Michael McDonough: Ordinance rezoning property located at or near 6342 Old Brownsville Road (located along north side of Old Brownsville Road and west of Saratoga Boulevard (State Highway 357) from the "RS-6" Single-Family 6 District to the "FR" Farm Rural District.  
                  Attachments: [Report - Michael McDonough](#)  
                                  [Presentation - Michael McDonough](#)
12.    [21-1044](#)     **Public Hearing - Rezoning Property at or near 4110 Molina Drive**  
                  Case No. 0821-04, Michael Gallardo and Nancy Torres: Ordinance rezoning property located at or near 4110 Molina Drive (located along the east side of Molina Drive, south of Horne Road, and east of Old Brownsville Road) from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.  
                  Attachments: [Report - Michael Gallardo and Nancy Torres](#)  
                                  [Presentation - Michael Gallardo and Nancy Torres](#)

**VII. Public Hearing (Items C): Discussion and Possible Action****C. Unified Development Code Text Amendment**

- 13. 21-1056** Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single and two-family residential zoning districts; providing for severability; and establishing an effective date.

**VIII. Director's Report****IX. Future Agenda Items****X. 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](mailto:catherineg@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**