



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, September 15, 2021

6:30 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 Planning Commission. 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. Comments are limited to three minutes. 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.

III. Approval of Absences: Commissioner Mandel

IV. Approval of Minutes

1. [21-1273](#) Regular Meeting Minutes of September 1, 2021

Attachments: [MeetingMinutes01-Sep-2021](#)

V. 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [21-1224](#) 21PL1046
PORT ARANSAS CLIFFS, BLK 808, LOTS 41R, 42R & 43R (FINAL REPLAT - 0.286 ACRES)
Located north of S. Alameda Street between Texas Avenue and Angel Avenue.
- Attachments:* [CoverPg-PA Cliffs 9.15.21MTG](#)
[PA Cliffs COMMENTS R1 7-28-21](#)
[PA Cliffs REV R1.1 7-28-21](#)
3. [21-1225](#) 21PL1062
FLOUR BLUFF ESTATES NO.2, BLK 11, LOT 4B (FINAL - 0.172 ACRES)
Located south of Jester St and east of Jane Street.
- Attachments:* [CoverPg-21PL1062 FB EstatesNo2 9.15.21MTG](#)
[21PL1062 FB COMMENTS R1 8-12-21](#)
[FB Est No.2 R1 8-12-21](#)
4. [21-1226](#) 21PL1065
RANCHO VISTA SUBDIVISION UNIT 23 (FINAL - 13.81 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.
- Attachments:* [CoverPg-RV 23 9.15.21MTG](#)
[RV 23 COMMENTS R1 8-13-21](#)
[RV Unit 23 R1 8-13-21](#)
5. [21-1227](#) 21PL1067
FLOUR BLUFF ESTATES NO.2 BLK 8 LOTS 14A & 14B (FINAL REPLAT- 0.379 ACRES)
Located south of Webb street and west of Jane Street.
- Attachments:* [CoverPg-21PL1067 FB EstatesNo2 9.15.21MTG](#)
[21PL1067 FB Estates COMMENTS R1 8-16-21](#)
[21PL1067 FB Estates R1 8-16-21](#)

6. [21-1229](#) 21PL1084
RIVER RIDGE UNIT 4A (FINAL - 12.73 ACRES)
Located north of County Road 52 and east of County Road 69.
- Attachments:** [CoverPg-RiverRidge 9.15.21MTG](#)
[River Ridge COMMENTS_R2 8-06-21](#)
[River Ridge Unit 4A R2.1 8-06-21](#)
7. [21-1260](#) 21PL1110
MARTINEZ ADDITION, BLOCK 1, LOT 1 (FINAL - 0.0402 ACRES)
Located south of Comanche Street and west Culberson Street.
- Attachments:** [CoverPg-MartinezAdd 9.15.21MTG](#)
[Martinez Add COMMENTS R2 8-31-21](#)
[Martinez Add R2 8-31-21](#)
8. [21-1266](#) 21PL1064
WILDCAT INDUSTRIAL PARK, BLK 2, LOT 4 (FINAL - 4.26 ACRES)
Located north of Roughneck Road and east of Cathead Road.
- Attachments:** [CoverPg-Wildcat 9.15.21MTG](#)
[21PL1064 TRC COMPLETED 09032021](#)
[Revised Plat 20210903](#)
9. [21-1228](#) **21PL1080 - CONDITIONAL**
JADE HEIGHTS (FINAL - 23.39 ACRES)
Located north of Saratoga Boulevard and west of Weber Road.
- Attachments:** [CoverPg-JadeHights 9.15.21MTG](#)
[Jade Heights COMMENTS_R2 8-06-21](#)
[Jade Heights R2 8-06-21](#)

TIME EXTENSION

10. [21-1265](#) **20PL1129 - 1st Request**
TULOSO RESERVE UNIT 2 (FINAL - 7.85 ACRES)
Located south of Leopard Street and east of Rand Morgan Road (FM 2292).
- Attachments:** [TimeExt, TulosoRsrvUnit2- 09.15.21PCmtg](#)
[Tuloso Reserve Unit 2.PC.approved](#)
[Tuloso Reserve Unit 2- plat extension](#)

B. New Zoning

11. [21-1272](#) **Public Hearing - Rezoning Property at or near 3942 Cimarron Boulevard.**

Case No. 0921-01, Richard Jurach, Jerry Jurach, Patricia Hunt and Paula Carter: Ordinance rezoning property located at or near 3942 Cimarron Boulevard (located along the east side of Cimarron Boulevard, south of Lipes Boulevard, and north of Yorktown Boulevard) from the “FR” Farm Rural District to the “RM-2” Multifamily District.

Attachments: [Report - Jurach, Hunt, and Carter](#)
[Presentation - Jurach, Hunt, and Carter](#)

VI. Public Hearing (Items C & D): Discussion and Possible Action

The following Public Hearing items will be considered individually.

C. Plats**Time Extensions**

12. [21-1259](#) **18PL1076 - 6th 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: [ExtCoverPg_09.15.2021](#)
[1stExtReq](#)
[2ndExtReq](#)
[3rdExtReq](#)
[4thExtReq](#)
[5thExtReq](#)
[6thExtReq](#)
[18PL1076-PCAPPRVDPLAT](#)
13. [21-1262](#) **18PL1007 - 6th Request**
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_PadreHarborUnit1-09.15.21PCMTg](#)
[ExtReq#1](#)
[ExtReq#2](#)

[ExtReq#3](#)

[ExtReq#4](#)

[ExtReq#5](#)

[ExtReq#6](#)

[PADRE HARBOR UNIT1.PC APPRVD](#)

14. [21-1263](#)

18PL1123 - 5th 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](#)

[1st ExtReq 9.4.19](#)

[2nd ExtReq 3.4.20](#)

[3rd ExtReq](#)

[4th ExtReq](#)

[5th Ext Req](#)

[AppvdPlat](#)

15. [21-1264](#)

18PL1124 - 5th 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](#)

[1st ExtReq](#)

[2nd ExtReq](#)

[3rd ExtReq](#)

[4th ExtReq](#)

[5th Ext Req](#)

[PH3 PC APPVD PLAT](#)

Plats with a Variance (Waiver)

16. [21-1223](#)

21PL1030

COUNTRY ACRES SUBDIVISION, LOTS 4A & 4B (REPLAT - 2.34 ACRES)

Located east of FM 1889 and north of CR 48.

Attachments: [CoverPg-CountryAcres 9.15.21MTG](#)

[Country Acres-Review Comments.R1](#)

[Country Acres Lots 4A & 4B- Final.R1](#)

17. [21-1231](#) **21PL1030 - WASTEWATER**
COUNTRY ACRES SUBDIVISION, LOTS 4A & 4B (REPLAT - 2.34 ACRES)
Located east of FM 1889 and north of CR 48.
Attachments: [Country Acres WW-Waiver-Memo](#)
[Country Acres- WW Waiver-Exemption](#)
18. [21-1275](#) 21PL1116
HEMINGWAY TOWNHOMES UNIT 1 (FINAL - 8.90 ACRES)
Located east of Greenwood Drive and north of Holly Road.
Attachments: [CoverPg-Hemingway_9.15.21MTG](#)
[Hemingway Comments R1_8-27-21](#)
[Heimingway Unt 1 R1_8-27-21](#)
19. [21-1276](#) **21PL1116 - SIDEWALK**
HEMINGWAY TOWNHOMES UNIT 1 (FINAL - 8.90 ACRES)
Located east of Greenwood Drive and north of Holly Road.
Attachments: [Memo- Hemingway SW Waiver_V2](#)
[Hemingway Sidewalk Waiver_V3](#)
[Sidewalk waiver request](#)
- D. **New Zoning**
20. [21-1271](#) **Public Hearing - Rezoning Property at or near 2210 Mary Street.**

Case No. 0921-02, Ed Rachal Foundation: Ordinance rezoning properties located at or near 2210 Mary Street (located surrounding the former Lamar Elementary School and fronting upon multiple streets including Mary Street, South 19th Street, 20th Street, 21st Street, and Morris Street) from the "RS-6" Single-Family 6 District, "RM-3" Multifamily District, and the "CN-1" Neighborhood Commercial District to the "CI" Intensive Commercial District.
Attachments: [Report - Ed Rachal Foundation](#)
[Presentation - Ed Rachal Foundation](#)

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.