



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 29, 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. 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. 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.
- III. **Approval of Absences: Commissioners Mandel and Salazar-Garza**
- IV. **Approval of Minutes**
 - 1. [21-1327](#) Regular Meeting Minutes of September 15, 2021
Attachments: [MeetingMinutes15-Sep-2021](#)
- V. **Discussion and Possible Action Regarding Planning Commissioner Representatives for the Unified Development Code Text Amendment Advisory Group**
- VI. **Consent Public Hearing (Items A, B, C & D): 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. [21-1306](#) 21PL1041
 PADRE ISLAND SECTION NO. 4, BLK 215, LOT 3RR (FINAL REPLAT - 0.2206 ACRES)
 Located south of Whitecap Boulevard and east of Cruiser Street.

 Attachments: [PI No. 4 Blk 215 R2 8-24-21](#)
 [PI No.4 COMMENTS R2 8-24-21](#)
 [CoverPg-PI No4 9.29.21MTG](#)
3. [21-1307](#) 21PL1071
 FLOUR BLUFF ESTATES NO. 2, BLK 8, LOT 11E & LOT 12W (FINAL REPLAT - 0.3789 Acres)
 Located south of Webb Street and west of Jane Street.

 Attachments: [CoverPg-FB EstatesNo.2 9.29.21MTG](#)
 [21PL1071 FB COMMENTS R2 9-02-21](#)
 [21PL1071 FB No2 R2 9-02-21](#)
4. [21-1308](#) 21PL1064
 PORTSIDE SUBDIVISION, BLK 3, LOT 30 (FINAL - 0.66 ACRES)
 Located at the northeast corner of Running Light Drive and Leeward Drive.

 Attachments: [CoverPg-Portside 9.29.21MTG](#)
 [21PL1077 TRC Comments COMPLETED](#)
 [Final Plat - The Portside PUD](#)
5. [21-1309](#) 21PL1081
 MONTROSE PARK, BLOCK 1, LOT 2A (FINAL - 0.2210 ACRE)
 Located north of Buford Avenue and east of 25th Street.

 Attachments: [CoverPg-Montrose 9.29.21MTG](#)
 [21PL1081 Montrose Park COMMENTS](#)
 [21PL1081 Montrose Prk.B1.LT2A.V2](#)

6. [21-1310](#) 21PL1098
LEAR ADDITION BLOCK B, LOT 1 (FINAL - 3.947 ACRES)
Located west of Kostoryz Road between Crockett Street and Santa Ana Street.
Attachments: [Lear Addition COMMENTS R2 8-30-21](#)
[Lear Addition R2 8-30-21](#)
[CoverPg-Lear 9.29.21MTG](#)
7. [21-1311](#) 21PL1101
SHELL ROAD POULTRY ACRES, BLOCK 9, LOT 2R (FINAL REPLAT - 0.9186 ACRE)
Located north of north of Leopard Street on Violet Road.
Attachments: [CoverPg-Shell 9.29.21MTG](#)
[21PL1101.Shell Rd Pltry Acr.B-9.L2R.Dwg.R1 0726](#)
[21PL1101.Shell Rd Pltry Acr.B-9.L2R.R2 0818 comments](#)
8. [21-1312](#) 21PL1111
SHIPP TRACT, LOT 15A (FINAL - 0.197 ACRES)
Located south of State Highway 37, north of Leopard Street, on Omaha Drive.
Attachments: [CoverPg-Shipp 9.29.21MTG](#)
[21PL1111 Shipp Tract.L15A R1](#)
[21PL1111 Shipp Tract.L15A.R1 0908 Comments](#)
9. [21-1313](#) 21PL1112
PADRE ESCAPE PUD (FINAL REPLAT - 0.52 ACRES)
Located north of Whitecap Boulevard, on Leeward Drive and east of South Padre Island Drive.
Attachments: [CoverPg-PadreEscape 9.29.21MTG](#)
[21PL1112 Padre Escape PUD.R1 Comments Staff 0923](#)
[Padre Escape PUD \(09 07 2021\)](#)
10. [21-1314](#) 21PL1115
PALM PARK, BLOCK 6, LOT 17 (FINAL REPLAT - 2.32 ACRES)
Located at the northwest quadrant of Leopard Street and North Port Avenue.
Attachments: [CoverPg-PalmPark 9.29.21MTG](#)

[Palm Park, Block 6, Lot 17 \(Plat R2 09 10 2021\)](#)

[21PL1115 Palm Park.B6.L17_Staff_0901_comments](#)

New Plat with a Variance (Waiver)

11. [21-1261](#) **21PL1070 - CONDITIONAL**
HALE HORSE RANCH, BLOCK 1, LOT 1 (FINAL - 1.64 ACRES)
Located north of FM 665 and west of CR 763 along CR 32.

Attachments: [CoverPg-HaleHorse 9.29.21MTG](#)

[Hale Horse-Plat Review Comments.R1.1](#)

[Hale Horse Ranch.R1](#)

12. [21-1286](#) **21PL1070 - WASTEWATER**
HALE HORSE RANCH, BLOCK 1, LOT 1 (FINAL - 1.64 ACRES)
Located north of FM 665 and west of CR 763 along CR 32.

Attachments: [Hale Horse WW-Waiver-Memo](#)

[Hale Horse- WW Waiver](#)

B. New Zoning

13. [21-1326](#) **Public Hearing - Rezoning Property at or near 3538 Airline Road**

Case No. 0921-03, MVR Construction Company: Ordinance rezoning property at or near 3538 Airline Road (located along the east side of Airline Road, south of Brooke Road (CR26A), west of Rodd Field Road, and north of Slough Road) from the "FR" Farm Rural District to the "RM-3" Multifamily District.

Attachments: [Report - MVR Construction Company](#)

[Presentation - MVR Construction Company](#)

C. Urban Transportation Plan Amendment

14. [21-1328](#) Ordinance amending the Urban Transportation Plan (UTP) Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by shifting a proposed C1 Minor Collector to the east, thereby extending Martin Street toward the south approximately 1,100 feet and connecting Martin Street to Lands Road.

Attachments: [PC Agenda Memo - Martin Street 09.29](#)

[PC Presentation 09.29.2021 - Martin Street](#)

[MartinSt UTPAmendment Exhibit](#)

[Applicant Request w Maps](#)

D. Master Plan

15. [21-1332](#) Ordinance amending the Wastewater Collection System Master Plan for the Allison Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by transferring 15 acres of land, located on the southside of Northwest Boulevard (FM 624) between FM 1889 and CR 69, from Basin 37 on the southside of Northwest Boulevard to Basin 40 on the northside of Northwest Boulevard.

Attachments: [Allison MP Agenda Memo PC 09-21-2021](#)

[1 Exhibit of proposed amendment drafted by Urban Eng](#)

[2 Map of Allison Service Area Boundary from COCC Utilities Dept](#)

[3 Map of Subject Basins from COCC Utilities Dept](#)

[4 Capacity Study of Basin 40 by Urban Eng](#)

[Presentation - Allison MP Amendment dm edits a d LH additions](#)

VII. Public Hearing (Items E & F): Discussion and Possible Action

The following Public Hearing items will be considered individually.

E. New Plat with a Variance (Waiver)

16. [21-1315](#) 21PL1037
DRILLEN SUBDIVISION (FINAL - 9.59 ACRES)
Located west of CR 73 and north of Northwest Boulevard

Attachments: [CoverPg-DrillenSub 9.29.21MTG](#)

[Drillen Subdivision Comments.R2](#)

[Drillen Subdivision.R2](#)

17. [21-1316](#) **21PL1037 - WASTEWATER**
DRILLEN SUBDIVISION (FINAL - 9.59 ACRES)
Located west of CR 73 and north of Northwest Boulevard

Attachments: [Drillen WW-Waiver-Memo](#)

[Drillen - WW Waiver](#)

F. Tabled Zoning

18. [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: [Presentation - Jurach, Hunt, and Carter](#)
[Report 9.20.21 - Jurach, Hunt, and Carter](#)

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, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.