



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, October 13, 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. 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 Gonzalez**

**IV. Approval of Minutes**

**1. [21-1431](#) Regular Meeting Minutes of September 29, 2021**

**Attachments: [MeetingMinutes29-Sept-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. [21-1415](#) 21PL1040  
MADALYNN ESTATES (FINAL - 16.693 ACRES)  
Located south of Perry Lane and west of Shelton Boulevard.  
**Attachments:** [CoverPg-Madalynn\\_10.13.21MTG](#)  
[Madalynn Comments R2\\_9-07-21](#)  
[Madalynn R2\\_9-7-21](#)
3. [21-1418](#) 21PL1085  
Ferrell No.2, Blk 3, Lot 2A (Final Replat - 0.8018 Acres)  
Located east of Ayers Street and north of Sunnybrook Road.  
**Attachments:** [CoverPg-Ferrell\\_10.13.21MTG](#)  
[Ferrell Comments R2\\_9-17-21](#)  
[Ferrell No.2 R2\\_9-17-21](#)
4. [21-1419](#) 21PL1089  
RIVERBEND SUBDIVISION UNIT 4 (FINAL - 11.37 ACRES)  
Located east of Fred's Folley and south of Yorktown Boulevard.  
**Attachments:** [CoverPg-Riverbend\\_10.13.21MTG](#)  
[Riverbend Unit 4-Plat Review Comments.R1](#)  
[Riverbend Unit 4.R1](#)
5. [21-1420](#) 21PL1097  
QUEEN'S CROSSING UNIT 2 (FINAL - 19.747 ACRES)  
Located east of Cimarron Boulevard and south of Salsa Drive.  
**Attachments:** [CoverPg-Queen'sCrossing\\_10.13.21MTG](#)  
[Queen's Comment R2\\_8-19-21](#)  
[Queen's Crossing 2 R2\\_8-19-21](#)
6. [21-1421](#) 21PL1125  
LAGUNA VISTA SHORES, BLOCK 15, LOT 1R (FINAL REPLAT- 0.23 ACRES)  
Located south of Las Palmas Drive and west of Laguna Shores Road.  
**Attachments:** [CoverPg-LagunaVista\\_10.13.21MTG](#)  
[21PL1125 Comments R1\\_9-09-21](#)  
[Laguna Vista Shores R1\\_9-09-21](#)

7. [21-1426](#) 21PL1088  
LONDON TOWNE SUBDIVISION (PRELIMINARY - 138.30 ACRES)  
Located north of FM 43 between CR 33.  
**Attachments:** [London Twne pre R3 10-01-21](#)  
[CoverPg-LondonTownePrelim\\_10.13.21MTG](#)  
[London Towne Prel R3\\_10-01-21](#)
8. [21-1428](#) 21PL1094  
RODD PLAZA SOUTH (PRELIMINARY - 13.45 ACRES)  
Located east of Rodd Field Road and south of Yorktown Boulevard.  
**Attachments:** [CoverPg-RoddPlazaPrelim\\_10.13.21MTG](#)  
[Rodd Plaza Com R4\\_10-01-21](#)  
[Rodd Plaza South R2 8-11-21](#)

**Plat with a Variance (Waiver)**

9. [21-1422](#) 21PL1128  
HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)  
Located east of McKinzie Road and south of Harrington Drive.  
**Attachments:** [CoverPg-HighwayVillage\\_10.13.21MTG](#)  
[Highway Com R2\\_9-29-21](#)  
[Highway R2\\_9-29-21](#)
10. [21-1423](#) **21PL1128 - SIDEWALK**  
HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)  
Located east of McKinzie Road and south of Harrington Drive.  
**Attachments:** [Highway Village Sect 1- SW Memo](#)  
[Highway Village Sect 1- SWPPT](#)  
[Sidewalk Waiver Request](#)

**Time Extension**

11. [21-1425](#) **21PL1010 - 1ST REQUEST**  
BRIDGES MILL VILLAGE UNIT 2 (FINAL - 23.850 ACRES)  
Located north of Saratoga Boulevard and east of Kostoryz Road.  
**Attachments:** [TimeExt, BridgesMill-10.13.21PCMTg](#)  
[Approved Plat 4-28-21](#)  
[1st Ext Req](#)

**B. New Zoning**

12. [21-1430](#) **Public Hearing - Rezoning Property at or near 1645 14th Street Case No. 1021-03, SRPC Properties, LLC.**: Ordinance rezoning property at or near 1645 14th Street (located along the west side of 14th Street, east of South Brownlee Boulevard, and north of Ayers Street) from the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District.

**Attachments:** [Report - SRPC Properties, LLC](#)

[Presentation - SRPC Properties, LLC](#)

**VI. PUBLIC HEARING (ITEMS C & D): DISCUSSION AND POSSIBLE ACTION**

*The following Public Hearing items will be considered individually*

**C. Plats with a Variance (Waiver)**

13. [21-1435](#) 21PL1113  
NUECES RIVER IRRIGATION PARK, BLK 1, LOT 9A & 9B (FINAL - 16.17 ACRES)

Located south of County Road 52 and west of US HWY 77.

**Attachments:** [Nueces Comments R3 9-30-21](#)

[CoverPg-NuecesRvrIrrPrk\\_10.13.21MTG](#)

[Nueces River Irr R3 9-30-21](#)

14. [21-1436](#) **21PL1113 - SIDEWALK**  
NUECES RIVER IRRIGATION PARK, BLK 1, LOT 9A & 9B (FINAL - 16.17 ACRES)

Located south of County Road 52 and west of US HWY 77.

**Attachments:** [Nueces Irrigation River Park - SW Memo](#)

[Nueces Irrigation River Park- SWPPT](#)

[Sidewalk waiver request](#)

15. [21-1416](#) 21PL1079  
FLOUR BLUFF ESTATES NO.2 BLK 4, LOTS 1A & 1B (FINAL REPLAT 0.38 Acres)

Located south of Webb Street and east of Military Drive.

**Attachments:** [CoverPg-FB Estates\\_10.13.21MTG](#)

[21PL1079 Comments R2 8-10-21](#)

[21PL1079 FB Blk 4 R2 8-10-21](#)

16. [21-1417](#)      **21PL1079 - SIDEWALK**  
FLOUR BLUFF ESTATES NO.2 BLK 4, LOTS 1A & 1B (FINAL REPLAT  
0.38 Acres)  
Located south of Webb Street and east of Military Drive.  
**Attachments:** [FB Estates No2- SW Memo](#)  
[FB Estates No. 2- SWPPT](#)  
[Sidewalk waiver request](#)
17. [21-1433](#)      21PL1120  
PORTS O' CALL BLK 20, LOTS 6A THRU 6D; 7A THRU 7D; 12A THRU  
12D & 13 THRU 13D (FINAL - 0.81 ACRES)  
Located west of Gypsy Street between Ports O'Call Drive and Fortuna Bay Drive.  
**Attachments:** [CoverPg-PortsO'Call\\_10.13.21MTG](#)  
[21PL1120 Comm R2\\_10-04-21](#)  
[Ports O Call R2\\_10-04-21](#)
18. [21-1434](#)      **21PL1120 - SIDEWALK**  
PORTS O' CALL BLK 20, LOTS 6A THRU 6D; 7A THRU 7D; 12A THRU  
12D & 13 THRU 13D (FINAL - 0.81 ACRES)  
Located west of Gypsy Street between Ports O'Call Drive and Fortuna Bay Drive.  
**Attachments:** [Ports O Call- SW Memo](#)  
[Ports O' Call- SWPPT](#)  
[21PL1120\\_Sidewalk Waiver](#)
- D.      **NEW ZONING**
19. [21-1429](#)      **Public Hearing - Rezoning Property at or near 8902 State Highway**  
**44**  
**Case No. 1021-02, BHHN, LLC.:** Ordinance rezoning property at or near 8902 State Highway 44 (located along the north side of State Highway 44, east of South Clarkwood Road, and west of Bockholt Drive) from the "RS-6" Single-Family 6 District IC" Industrial Compatible District.  
**Attachments:** [Report - BHHN, LLC](#)  
[Presentation - BHHN, LLC](#)
- VII.      **BRIEFING: STATE MANDATES**
20. [21-1451](#)      Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC), a component of the Code of Ordinances, involving the addition and removal of certain language contained in Articles Three that are relative to historic designations and to the review by the Board of Adjustment on potential variances.

**Attachments:** [2021 UDC State Mandates](#)  
[2021 UDC State Mandates](#)

**VIII. Planning Commission Training Series**

**21. [21-1453](#) Platting/Zoning**

**Attachments:** [2021 PC Training](#)

**IX. Director's Report**

**X. Future Agenda Items**

**XI. Adjournment**

*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](mailto:catherineg@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.*