



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, October 27, 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 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: Commissioner Mandel

IV. Approval of Minutes

1. [21-1507](#) Regular Meeting Minutes of October 13, 2021

Attachments: [MeetingMinutes13-Oct-2021](#)

V. Briefing

2. [21-1512](#) Community Enrichment Fund Processes and Proposed Unified Development Code (UDC) Changes.

Attachments: [PC Agenda Memo - 10-27-2021 Community Enrichment Fund Briefing](#)
[Ordinance - Park Development Fees Update \(20 Oct 21\)](#)
[Draft Cost Estimations-2021 Park Dedication Fund \(20 Oct 21\) w totals](#)
[CEF Background Presentation](#)

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

NOTICE TO THE PUBLIC: The following 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

3. [21-1486](#) 21PL1053
LA VILLA HERMOSA PUD PHASE 1 (FINAL - 20.710 ACRES)
Located south of Agnes Street and east of Navigation Boulevard.
Attachments: [CoverPg-LaVillaHermosa 10.27.21MTG](#)
[La Villa Hermosa PH 1 R2 9-16-21](#)
[La Villa Comment R2 9-16-21](#)
4. [21-1487](#) 21PL1127
CABANISS ACRES, BLOCK 8, LOT 7A (FINAL - 1.283 ACRES)
Located east of Crosstown Expressway (HWY 286 Access Road) and south Holly Road.
Attachments: [CoverPg-CabanissAcres 10.27.21MTG](#)
[Cabaniss Comm R1 10-05-21](#)
[Cabaniss Acres R1 10-05-21](#)
5. [21-1489](#) 21PL1132
KOOLSIDE ADDITION, BLOCK 7, LOT 6R (FINAL REPLAT - 0.1607 ACRES)
Located south of Gollihar Road between Bobalo Drive and Lum Avenue.
Attachments: [Koolside R2 9-30-21](#)
[CoverPg-Koolside 10.27.21MTG](#)
[Koolside Comments R2 9-30-21](#)
6. [21-1490](#) 21PL1134
Laguna Vista Shores, Block 17, Lot 7R (Final Replat - 0.230 Acre)
Located at the intersection of Laguna Shores Road and Clearview Drive.
Attachments: [CoverPg-LagunaVista 10.27.21MTG](#)
[21PL1134 Laguna Vista Shores. B17. LT7R.R1](#)
[Laguna Vista Shores, Blk. 17, Lot 7R 0923](#)

7. [21-1491](#) 21PL1137
FARMER'S ROW SUBdivision, BLK 1, LOTS 2AB & 2D THRU 2I
(REPLAT - 11.99 ACRES)
Located east of South Staples Street (FM 2444) and north of Yorktown
Boulevard.
Attachments: [CoverPg-FarmersRow 10.27.21MTG](#)
[Farmer's Comments R1 9-24-21](#)
[Farmer's ROW R1 9-24-21](#)
- B. **New Zoning**
8. [21-1508](#) **Public Hearing - Rezoning Property at or near 4716 Ocean Drive**
Case No. 1021-05, Shekhar Siddappa Raj: Ordinance rezoning property
at or near 4716 Ocean Drive (located along the north side of Ocean Drive,
and the north end Airline Road, and along the side of the Corpus Christi
Bay) from the "RS-10" Single-Family 10 District to the "RM-AT" Multifamily
AT District.
Attachments: [Report - Shekhar Siddappa Raj](#)
[Presentation - Shekhar Siddappa Raj](#)
9. [21-1509](#) **Public Hearing - Rezoning Property at or near 3302 South Alameda
Street**
Case No. 1021-04, Doc Five: Ordinance rezoning property at or near
3302 South Alameda Street (located at the northeast corner of the
intersection of South Alameda Street and Texan Trail) from the "ON"
Neighborhood Office District to the "CN-1" Neighborhood Commercial
District.
Attachments: [Report - Doc Five](#)
[Presentation - Doc Five](#)
10. [21-1510](#) **Public Hearing - Rezoning Property at or near 3202 Interstate 69**
Case No. 1021-06, Walker Holdings and Development, LLC.:
Ordinance rezoning property at or near 3202 Interstate 69 (located along
the east side of Interstate 69, south of County Road 52, and north of the
City Limits) from the "RS-6" Single-Family 6 District to the "RS-4.5"
Single-Family 4.5 District.
Attachments: [Report - Walker Holdings and Development, LLC](#)
[Presentation - Walker Holdings and Development, LLC](#)

11. [21-1511](#) **Public Hearing - Rezoning Property at or near 7349 State Highway 361**
Case No. 1021-07, WH&CM Holdings, LLC: Ordinance for a Special Permit Time Extension of 24 months for a property at or near 7349 State Highway 361 (located along the east side of State Highway 361, south of West Palm Beach Road, and west of the Gulf of Mexico).
Attachments: [Report - WH&CM Holdings, LLC](#)
[Presentation - WH&CM Holdings, LLC](#)
[032370 ORD - 03022021](#)

VII. Public Hearing (Item C & D): Discussion and Possible Action

C. Plat with a Variance (Waiver)

12. [21-1488](#) 21PL1130
CEDAR GROVE BLOCK 3, LOT 5R (REPLAT - 3.335 ACRES)
Located north of Holly Road and west of Greenwood Drive.
Attachments: [CoverPg-CedarGrove_10.27.21MTG](#)
[Cedar Grove Comment R2_10-13-21](#)
[Cedar Grove R2_10-13-21](#)
13. [21-1492](#) **21PL1130 - SIDEWALK**
CEDAR GROVE BLOCK 3, LOT 5R (REPLAT - 3.335 ACRES)
Located north of Holly Road and west of Greenwood Drive.
Attachments: [Memo - Cedar Grove SW Waiver](#)
[Cedar Grove Sidewalk Waiver](#)
[21PL1130 SW Request](#)

D. Unified Development Code Text Amendments (State Mandates)

14. [21-1451](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to remove the Planning Commission from historic designation review process and to identify grounds for undue hardship the Board of Adjustment may consider for a variance.
Attachments: [PC Agenda Memo - State Legislative Updates](#)
[Ordinance - UDC State Legislative Updates Final](#)
[2021 UDC State Mandates](#)

VIII. Planning Commission Training Series**15. [21-1453](#) Platting 101**

Attachments: [Platting 101 - 2021](#)

[Plat Flow Chart V1](#)

[Public Improvement Plan Review Process Flow](#)

IX. Director's Report**X. Future Agenda Items****XI. Adjournment of Planning Commission Meeting****XII. Convene Airport Zoning Commission Meeting (Planning Commission)****XIII. Call to Order/Roll Call****XIV. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Airport Zoning Commission (See instructions for item II. above).****XV. Approval of Absences: July 21, 2021 - Commissioners Mandel, Gonzalez and Schroeder****XVI. Approval of Airport Zoning Commission (AZC) Minutes****16. [21-1503](#) Regular AZC Meeting Minutes of July 21, 2021**

Attachments: [7.21.21AZCDraftMins](#)

XVII. Briefing**17. [21-1513](#) Air Installation Compatibility Use Zone (AICUZ) 2020 Update**

Attachments: [AICUZ 2021](#)

XVIII. Director's Report**XIX. Future Agenda Items****XX. Adjournment of AZC Meeting**

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.