



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, November 10, 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. [21-1591](#) Regular Meeting Minutes of October 27, 2021

Attachments: [MeetingMinutes27-OCT-2021](#)

V. Consent Public Hearing (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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. New Plats

2. [21-1565](#) 21PL1114
DOLCE VITA PUD (FINAL - 1.843 ACRES)
Located east of Ametrine Drive and north of Slough Road.
- Attachments:** [CoverPg-DolceVita_11.10.21MTG](#)
[Dolce Vita PUD R1_9-23-21](#)
[Dolce Vita Comment R1_9-23-21](#)
3. [21-1588](#) 21PL1103
CAROLINE'S HEIGHTS UNIT 1 (FINAL - 18.72 ACRES)
Located south of FM 2444 and east of CR 433.
- Attachments:** [CoverPg Caroline Hts Unit 1 11.10.21MTG](#)
[Caroline's Heights U1-COMMENTS.R1](#)
[Caroliine's Heights Unit 1- 9-20-21](#)
4. [21-1590](#) 21PL1036
WATER'S EDGE AT KITTY HAWK UNIT 3 (FINAL - 13.65 ACRES)
Located west of Kitty Hawk Drive and south of South Staples Street (FM 2444).
- Attachments:** [CoverPg-WE KittyHawk 11.10.21MTG](#)
[WEKH3-Plat Review Comments Response.R1.1](#)
[Water's Edge at Kitty Hawk Unit 3.R1](#)
- B. New Zoning**
5. [21-1562](#) **Public Hearing - Rezoning Property at or near 4042 Sweet Bay Drive**
Case No. 1121-01, L C Alty, Ltd.: Ordinance rezoning property at or near 4042 Sweet Bay Drive (located at the southern end of Sweet Bay Drive south of Yorktown Boulevard) from the "FR" Farm Rural District to the RS-6" Single-Family 6 District and the "RS-4.5" Single-Family 4.5 District.
- Attachments:** [Report - LC Alty, Ltd](#)
[Presentation - LC Alty, Ltd](#)
6. [21-1563](#) **Public Hearing - Rezoning Property at or near 2601 London Pirate Road (County Road 33)**
Case No. 1211-02, V2 Ventures, LLC: Ordinance zoning a property at or near 2601 London Pirate Road (County Road 33) (located at the northern end of London Pirate Road (County Road 33) and north of Farm to Market 43) to the "RS-6" Single-Family 6 District.

Attachments: [Report - V2 Ventures, LLC](#)
[Presentation - V2 Ventures, LLC](#)

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

The following Public Hearing items will be considered individually.

C. Plats

Time Extension

7. [21-1564](#) 19PL1096
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.

Attachments: [TimeExt. Westwood-11.10.21PCMTg](#)
[3rd Ext Req Letter](#)
[1st Ext Req \(5-6-20\)](#)
[2nd Ext Req 11.2020](#)
[WESTWOOD UNIT4 PCAPPRVD-11.13.19MTG](#)
[Westwood Heights Unit 4- Ext request](#)

Plat with a Variance (Waiver)

8. [21-1589](#) 21PL1102
MANNING ACRES LOT 1R AND LOT 2- 9.816 ACRES OCL
Located on Yorktown Boulevard, west of Flour Bluff Drive.
Attachments: [CoverPg-ManningAcres_11.10.21MTG](#)
[Manning Acres, Lots 1R & 2 - Plat_1006](#)
[21PL1102.Manning Acr.L1R&L2 TRC Comments R2 1012](#)
9. [21-1593](#) **21PL1102 - WASTEWATER**
MANNING ACRES LOT 1R & LOT 2 (9.816 ACRES-OCL)
Located on Yorktown Boulevard, west of Flour Bluff Drive.
Attachments: [Manning WW-Waiver-Memo](#)
[Manning Acres - WW Waiver](#)
[Waiver Request](#)
10. [21-1611](#) **21PL1102 - SIDEWALK**
MANNING ACRES LOT 1R & LOT 2 (9.816 ACRES-OCL)
Located on Yorktown Boulevard, west of Flour Bluff Drive.
Attachments: [Manning Acres - SWMemo](#)
[Manning Acres- SWPPT](#)

D. Unified Development Code Text Amendment

11. [21-1613](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to include the review of the latest adopted Air Installation Compatibility Use Zone (AICUZ) Maps during a change of zoning request.

Attachments: [PC Agenda Memo - AICUZ](#)

[AICUZ 2021](#)

[Ordinance - AICUZ Map](#)

[Final AICUZ Cabaniss and Waldron SEPT 2020 REDUCED](#)

[Ser 21U133243 - Approval Request of the AICUZ Study for NAS Corpus Christi](#)

VII. Planning Commission Training Series

12. [21-1453](#) Platting 101

Attachments: [Platting 101 - 2021](#)

[Plat Flow Chart V1](#)

[Public Improvement Plan Review Process Flow](#)

VIII. Director's Report**IX. Future Agenda Items****X. Adjournment**

Persons with disabilities, who plan to attend this meeting, or who may need auxiliary aids or 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.