



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, December 8, 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 Zarghouni

IV. Approval of Minutes

1. [21-1749](#) Regular Meeting Minutes of November 10, 2021

Attachments: [MeetingMinutes10-Nov-2021](#)

V. Discussion and Possible Action Regarding the Planning Commission & Airport Zoning Commission (AZC) Meeting Calendar for 2022

2. [21-1592](#) Planning Commission and Airport Zoning Commission (AZC) Meeting Calendar for 2022

Attachments: [2022PCMtgdDates](#)

VI. 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**

3. [21-1742](#) 21PL1078
CHARLOTTE ESTATES (PRELIMINARY - 80 ACRES)
Located south of CR 22 and west of CR 49.
Attachments: [CoverPg CHARLOTTE ESTATES 12.08.21MTG](#)
[Charlotte EstatesCOMMENTS- Preli.R3](#)
[Charlotte Estates- PLAT & SWQMP 10-18-21](#)
4. [21-1743](#) 21PL1108
FLOUR BLUFF ESTATES, BLOCK H, LOT 14R (FINAL - 1.9097 ACRES)
Located south of South Padre Island Drive between Mounts Drive and Admiral Drive.
Attachments: [CoverPg FLOUR BLUFF ESTATES 12.08.21MTG](#)
[FB Comments R2_ 10-12-21](#)
[FB Blk H Lt REVISED R2_ 10-28-21](#)
5. [21-1744](#) 21PL1144
LAGUNA VISTA SHORES, BLK 8, LOT 1R (REPLAT - 0.382 ACRE)
Located at the southwest corner of Riverdale and Shore Drives.
Attachments: [CoverPg 21PL1144 Laguna Vista Shores 12.08.21MTG](#)
[Laguna Vista Shores - Block 8, Lot 1R - Plat](#)
[21PL1144_TR Comments_R2](#)
6. [21-1745](#) 21PL1147
KING SQUARE ADDITION, LOTS 3B1 & 3B2 (REPLAT - 4.604 ACRES)
Located along the south side of South Staples Street and northwest of Shopping Way.
Attachments: [CoverPg King's Square 12.08.21MTG](#)
[21PL1147 King Square lots 3B1 & 3B2_R2-COMMENTS](#)
[21PL1147-King's Square plat](#)

7. [21-1746](#) 21PL1145
WESTGATE HEIGHTS, BLOCK 12, LOT 17A (REPLAT - 0.2876 ACRES)
Located along the south side of Southland Drive, between Henry Street and Westgate Drive.
Attachments: [CoverPg WESTGATE HTS 12.08.21MTG](#)
[21PL1145 Westgate Hts_Blk12_Lt17A_1021](#)
[21PL1145_TRComments_R2](#)
8. [21-1747](#) 21PL1148
LONDON TOWNE SUBDIVISION UNIT 4 (FINAL PLAT - 24.34 ACRES)
Located at the western terminus of London Towne Boulevard, west of Etienne Gardens Drive.
Attachments: [CoverPg 21PL1148_LONDON TOWNE_12.08.21MTG](#)
[London Unt4 R1_10-13-21](#)
[Lon 4 COMMENTS_R1_10-13-21](#)
9. [21-1748](#) 21PL1157
RODD PLAZA SOUTH, BLOCK 1, LOT 1 (FINAL - 1.679 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.
Attachments: [CoverPg 21PL1157 RODD PLAZA SOUTH 12.08.21MTG](#)
[Rodd Plaza South R1_11-02-21](#)
[Rodd Plaza COMMENTS_R1](#)

Time Extensions

10. [21-1739](#) 21PL1028 - 1st REQUEST
NORTH BEACH TOWNHOMES (FINAL - 0.83 ACRES)
Located east of Surfside Boulevard and north of Stewart Place.
Attachments: [TimeExt cover page 21PL1028](#)
[Time Ext Request 11-05-21](#)
[Approved plat 5-26-21](#)
11. [21-1740](#) 21PL1022 - 1st REQUEST
LONDON TOWNE SUBDIVISION UNIT 7 (FINAL - 10.86 ACRES)
Located north of FM 43 and east of County Road 33.
Attachments: [TimeExt Cover Page London Towne 7](#)
[Approved plat U7_6-09-21](#)
[London Unit 7 Ext Reg](#)

12. [21-1741](#) **21PL1021 - 1st REQUEST**
 LONDON TOWNE SUBDIVISION UNIT 6 (FINAL - 9.44 ACRES)
 Located north of FM 43 and east of County Road 33.

Attachments: [TimeExt Cover Page London Towne 6](#)

[Approved plat 6-09-21](#)

[London Unit 6 Ext Req](#)

B. New Zoning

13. [22-0001](#) **Public Hearing - Rezoning Property at or near 7601 Yorktown Boulevard**
 Case No. 1221-01, Gulfway Shopping Center: Ordinance rezoning property at or near 7601 Yorktown Boulevard (located on the south side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road) from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District.

Attachments: [Report - Gulfway Shopping Center](#)

[Presentation - Gulfway Shopping Center](#)

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

The following Public Hearing items will be considered individually

C. Unified Development Code Text Amendment

14. [21-1512](#) Ordinance amending the Unified Development Code (UDC) to rename the Community Enrichment Fund as Park Development Fund and Park Development Fee as Park Improvement Fee, to increase parkland dedication requirements, to increase Park Improvement Fee, and allowing Park Development fund expenditures within applicable Area Development Plan.

Attachments: [PC Agenda Memo - 12-8-2021 Community Enrichment Fund Public Hearing](#)

[Community Enrichment Fund Ordinance Amendment \(8 Dec 21\)](#)

[Proposed FY22 CEF Budget%Expenditures by District](#)

D. Tabled Zoning

15. [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-1" Multifamily District.

Attachments: [Report - Shekhar Siddappa Raj](#)
[Presentation - Shekhar Siddappa Raj](#)

16. [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 “ON/SP” Neighborhood Office District with a Special Permit.

Attachments: [Report - Doc Five](#)
[Presentation - Doc Five](#)

VIII. Planning Commission Training Series

17. [21-1453](#) Zoning 101

Attachments: [Zoning 101 - 2021](#)

IX. Future Agenda Items

X. Director’s Report

XI. 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.