



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, July 22, 2020

6:00 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. **PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at www.cctexas.com/departments/city-secretary.

IV. Approval of Absences

June 24, 2020 : Chairman Crull and Commissioner Williams

July 8, 2020: Chairman Crull and Commissioners Williams, Hovda and York

V. Approval of Minutes

1. [20-0767](#) Regular Meeting of June 24, 2020
Attachments: [Planning Commission minutes](#)
2. [20-0847](#) Regular Minutes of July 8, 2020
Attachments: [MeetingMinutes07.08.2020.pdf](#)

VI. Public Hearing: Budget Presentation - Discussion and Possible Action

3. [20-0772](#) Proposed FY2020-2021 Capital Improvement Program (CIP) Budget presentation by Office of Management and Budget
Attachments: [Agenda Memo July 22- FY 2020-2021 Capital Budget - Planning Commission.p](#)
[FY 2020-2021 Ten Year Planning Guide](#)
[FY2021 Proposed CIP Presentation](#)

VII. Consent Public Hearing (Items A & B): Discussion and Possible Action**A. New Plats**

4. [20-0850](#) 20PL1047
STONEGATE UNIT 2 OCL (FINAL - 39.772 ACRES)
Located west of FM 1889 and south of Masters Street.

Attachments: [CoverPg-Stonegate_07.22.20MTG.pdf](#)
[Stonegate Unit 2 Resolution R3_7-02-20.pdf](#)
[Stonegate Unit 2 Final R3_7-02-20.pdf](#)
5. [20-0852](#) 20PL1052
PARK PID UNIT 1, BLOCK 1, LOTS 12A & 12B (REPLAT - 2.84 ACRES)
Located south of Bates Street and east of North Padre Island Drive.

Attachments: [CoverPg-ParkPID_07.22.20MTG.pdf](#)
[Park PID Unit 1, Resolution Comments.R1.pdf](#)
[PARK PID UNIT 1, BLOCK1, LOTS 12A & 12B.R1.pdf](#)

6. [20-0853](#) 20PL2028
BALDWIN PARK, BLOCK A, LOT 1AR (FINAL - 1.25 ACRES)
Located east of Crosstown Expressway (SH 286) and south of Baldwin Boulevard.

Attachments: [CoverPg-BaldwinPark_07.22.20MTG.pdf](#)
[Baldwin Park Revised Resolution R1_7-15-20.pdf](#)
[Baldwin Park, Blk A, Lot 1AR.R1.pdf](#)

B. **Zoning**

Tabled Zoning

7. [20-0770](#) **Public Hearing - Rezoning Property at or near 501 Heinsohn Road**

Case No. 0620-02 - One Rail Group, LLC: Ordinance rezoning property at or near 501 Heinsohn Road (located on the west side of Heinsohn Road, south of State Highway 44 (Agnes Street), and west of State Highway 358 (North Padre Island Drive)), from the "FR" Farm Rural District and "IL" Light Industrial District to the "IL" Light Industrial District.

Attachments: [PC Report - One Rail Group, LLC](#)
[PC Presentation - One Rail Group, LLC](#)

New Zoning

8. [20-0857](#) **Public Hearing - Rezoning Property at or near 10001 Compton Road**

Case No. 0720-02 - MVR Construction Company: Ordinance rezoning property at or near 10001 Compton Road (located along the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road), from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District.

Attachments: [PC Report - MVR Construction Company.pdf](#)
[PC Presentation - MVR Construction Company.pptx](#)

9. [20-0858](#) **Public Hearing - Rezoning Property at or near 2713 Segrest Street**

Case No. 0720-03 - Ruben Bonilla, Jr.: Ordinance rezoning property at or near 2713 Segrest Street (located along the south side of Segrest Street, east of South Port Avenue, and north of Baldwin Boulevard), from the "IL" Light Industrial District to the "CN-1" Neighborhood Commercial District.

Attachments: [PC Report - Ruben Bonilla, Jr.pdf](#)
[PC Presentation - Ruben Bonilla, Jr.pptx](#)

VIII. Public Hearing (Items C & D): Discussion and Possible Action**C. New Plat with Variance (Waiver)**

10. [20-0849](#) 19PL1131
GRANGE PARK UNIT 3 (FINAL - 20.01 ACRES)
Located north of Yorktown Boulevard and east of Rodd Field Road.

Attachments: [CoverPg-GrangePark 07.22.20MTG.pdf](#)
[Grange Park Unit 3 Resolution R3 6-22-20.pdf](#)
[Grange Park Unit 3 Final R3 6-22-20.pdf](#)

11. [20-0851](#) **19PL1131 - SIDEWALK WAIVER**
GRANGE PARK UNIT 3 (FINAL - 20.01 ACRES)
Located north of Yorktown Boulevard and east of Rodd Field Road.
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Attachments: [Grange Park SWMemo Packet.pdf](#)
[Grange Park - SWPPT.pptx](#)

D. Zoning**Tabled Zoning**

12. [20-0771](#) **Public Hearing - Rezoning Property at or near 0 Farm to Market Road 43**

Case No. 0720-01 - Bobak Mostaghasi: Ordinance rezoning property at or near 0 farm to Market Road 43 (located at the northwest corner of the intersection of Farm to Market Road 43 (Weber Road) and State Highway 286 (Crosstown Expressway), from the "FR" Farm Rural District to the "CG-2" General Commercial District and the "CN-1" Neighborhood Commercial District.

Attachments: [PC Report - Bobak Mostaghasi](#)
[PC Presentation - Bobak Mostaghasi](#)

New Zoning**13. [20-0859](#) Public Hearing - Rezoning Property at or near 1014 Admiral Drive**

Case No. 0720-03 - Petra Dilley: Ordinance rezoning property at or near 1014 Admiral Drive (located along the west side of Admiral Drive, south of Melody Lane, and north of State Highway 358 (South Padre Island Drive), from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District.

Attachments: [PC Report - Petra Dilley.pdf](#)

[PC Presentation - Petra Dilley.pptx](#)

IX. Director's Report**X. Items to be Scheduled****XI. Adjournment**

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.