



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, March 3, 2021

5:30 PM

Via WebEx Video Conference

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#### I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with no absences.

#### II. PUBLIC COMMENT:

Andrew Dimas, Development Services, read a few public comments received into the record.

For rezoning case No. 0221-03 Cardinal Investments Holdings, LLC, from Philip & Jennifer Lalla at 7611 Aquamarine Drive: "We do not want two or more story dwellings behind our backyard. We bought our home with the privacy of farm land behind us."

For rezoning case No. 0120-01 Braselton Development Company, Ltd, from Shirin Delsooz at 6030 Tapestry; "Since this area will be for families, there must be safe bicycle paths with physical separation from pedestrian ways and road ways. There is a clear demand for cycling but no consideration in city planning. Helmets are not enough protection from a vehicle collision."

#### III. Approval of Absences - Meeting of February 3, 2021: Chairman Baugh

A motion was made by Commissioner Miller to approve the absence listed above and it was seconded by Commissioner Zarghouni. The motion passed.

#### IV. Approval of Minutes

##### 1. [21-0237](#) Regular Meeting Minutes of February 3, 2021

A motion was made by Commissioner Miller to approve the minutes listed above and it was seconded by Vice Chairman Dibble. The motion passed.

#### V. Consent Public Hearing (Item A): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, item V.A. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3 & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff also recommends approval of Time Extension item "5". After Staff's presentation, Chairman Baugh opened the public hearing for items "2, 3, 4 & 5". With no public comment being submitted, the public hearing was closed. A motion was made by Commissioner York to approve items "2, 3, 4 & 5" and it was seconded by

Commissioner Schroeder. The motion passed with no abstentions.

**A. Plats**

2. [21-0259](#) 20PL1129  
TULOSO RESERVE UNIT 2 (FINAL - 7.85 ACRES)  
Located south of Leopard Street and east of Rand Morgan Road (FM 2292).
3. [21-0260](#) 20PL1127  
RANCHO VISTA UNIT 21 (FINAL - 9.160 ACRES)  
Located south of Yorktown Boulevard and east of Rodd Field Road.
4. [21-0270](#) 20PL1139  
7-ELEVEN MCKENZIE RD, BLOCK 1, LOT 1 (FINAL - 2.952 ACRES)  
Located east of McKenzie Road north of Up River Road.

**Time Extension**

5. [21-0238](#) **20PL1069 - 1st Request**  
LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)  
Located south of Granada Drive and west of Leeward Drive.

**VI. Public Hearing (Item B): Discussion and Possible Action**

**B. New Zoning**

6. [21-0055](#)  
**Public Hearing - Rezoning Property at or near 7601 Yorktown Boulevard**

**Case No. 0121-01 Braselton Development Company, Ltd:**

Ordinance rezoning property at or near 7601 Yorktown Boulevard (located off Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede Drive), from the RS-4.5" Single Family Residential District and the "FR" Farm Rural District to the "RS-4.5 PUD" Single Family Residential District with a Planned Unit Development.

Mr. Dimas informed the Commission that the applicant has chosen to table item "6" to the next meeting of March 17, 2021. This is the second request to table in which it was originally scheduled for a public hearing on January 6, 2021. Additional meetings with the applicant/owner have taken place for the outstanding TRC comments regarding traffic management and will be

redesigning that part of the PUD to address those issues. After Staff's update, Chairman Baugh opened the public hearing. Mr. Dimas stated that currently, Staff has not received any comments in favor or in opposition. With that information, the public hearing was closed. A motion was made by Commissioner York to table item "6" and it was seconded by Commissioner Mandel. The motion passed.

**VII. Director's Report: None.**

**VIII. Items to be Scheduled: None.**

**IX. Adjournment of Planning Commission Meeting**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 5:40 p.m.