



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, October 14, 2020

4:00 PM

Council Chambers

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or [catherineg@cctexas.com](mailto:catherineg@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. **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](mailto: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](http://www.cctexas.com/departments/city-secretary).
  
- III. Approval of Absences: Commissioner Gonzalez

**IV. Approval of Minutes**

1. [20-1242](#) Regular Meeting Minutes of September 30, 2020

**Attachments:** [MeetingMinutes30-Sept-2020](#)

**V. Consent Public Hearing (Items A & B) - Discussion and Possible Action****A. Plats****New Plat with a Variance (Waiver)**

2. [20-1243](#) **20PL1080**  
BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)  
Located north of Yorktown Blvd & west of Laguna Shores Road.

**Attachments:** [CoverPg-Bayside\\_10.14.20MTG](#)

[Bayside Acres No. 2-Plat Resolution Comments.R2](#)

[Bayside Acres No. 2, Blk 4 Lots 6-A & 6-B.R2](#)

3. [20-1244](#) **20PL1080 - SIDEWALK**  
BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)  
Located north of Yorktown Blvd & west of Laguna Shores Road.  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**Attachments:** [Bayside Acres No 2 -SWMemo](#)

[Bayside Acres No 2 - SWPPT](#)

**New Plats**

4. [20-1245](#) **19PL1120**  
RIVERBEND SUBDIVISION UNIT 3 - (FINAL 11.74 ACRES)  
Located east of Fred's Folly & south of Yorktown Boulevard.

**Attachments:** [CoverPg-Riverbend\\_10.14.20MTG](#)

[Resolution Comments- Riverbend Unit 3.R1](#)

[Riverbend Unit 3.R1](#)

5. [20-1246](#) **20PL1087**  
**ROYAL CREEK ESTATES UNIT 8 (FINAL - 10.54 ACRES)**  
Located east of Cimarron Road & north of Oso Parkway.
- Attachments:* [CoverPg-RoyalCreek8\\_10.14.20MTG](#)  
[RoyalCreek Estates Unit8.CommentsR1](#)  
[Royal Creek Estates Unit 8.R1](#)
6. [20-1247](#) **20PL1088**  
**ROYAL CREEK UNIT 7 (FINAL - 12.116 ACRES)**  
Located south of Excalibur Road & north of Oso Creek.
- Attachments:* [CoverPg-RoyalCreek7\\_10.14.20MTG](#)  
[Royal Creek Unit 7 Resolution R2](#)  
[Royal Creek Unit 7 R2 9-16-20](#)
7. [20-1248](#) **20PL1092**  
**BAY TERRACE NO. 2 ADDITION, BLOCK 703, LOT 12R (FINAL - 0.1636 ACRES)**  
Located south of Booty Avenue and east of Seventh Street.
- Attachments:* [CoverPg-BayTerrace2\\_10.14.20MTG](#)  
[Bay Terrace No. 2 ResolutionComm.R1](#)  
[Bay Terrace No. 2.Final R1\\_9-23-20](#)
- B. **New Zoning**
8. [20-1250](#) **Public Hearing - Rezoning Property at or near 7213 State Highway 361**
- Case No. 1020-02 - Mustang Island, LLC:** Ordinance rezoning property at or near 7213 State Highway 361 (along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard), from the “RM-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District and “CR-2” Resort Commercial District.
- Attachments:* [PC Report - Mustang Island, LLC](#)  
[PC Presentation - Mustang Island, LLC](#)

**VI. Public Hearing (Item C) - Discussion and Possible Action****C. New Zoning****9. [20-1251](#) Public Hearing - Rezoning Property at or near 1401 North Alamed Street**

**Case No. 1020-01 - Tex-Isle Inc:** Ordinance rezoning property at or near 1401 North Alameda Street (located on east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37), from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

**Attachments:** [PC Report - Tex-Isle, Inc.](#)  
[PC Presentation - Tex-Isle, Inc.](#)

**VII. Director's Report****VIII. Items to be Scheduled****IX. Adjournment**

**This meeting may be held via video conference call pursuant to Texas Government Code § 551.127. If this meeting is held via video conference 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](http://www.cctexas.com/cctv).**