



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, November 11, 2020

5:30 PM

Via WebEx. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.

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, 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 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.

III. Approval of Absences: None

IV. Approval of Minutes

1. [20-1349](#) Regular Meeting Minutes of October 28, 2020

Attachments: [MeetingMinutes28-Oct-2020.pdf](#)

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

A. **Plats**

New Plat with Variance (Waiver)

2. [20-1350](#) **20PL1105**
GATEWAY PARK, BLOCK 5, LOTS 15A AND 15B (REPLAT - 0.172 ACRES)
Located south of Padre Island Drive (358) between Nagle Street and O'Connell Street.

Attachments: [CoverPg-Gateway 11.11.20MTG.pdf](#)

[Gateway Resol R1 10-28-20.pdf](#)

[Gateway Park R1 10-28-20.pdf](#)

3. [20-1351](#) **20PL1105**
GATEWAY PARK, BLOCK 5, LOTS 15A AND 15B (REPLAT - 0.172 ACRES)
Located south of Padre Island Drive (358) between Nagle Street and O'Connell Street.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [Gateway Park -SWMemo.pdf](#)

[Gateway Park - SWPPT.pptx](#)

[Sidewalk Waiver Request.pdf](#)

New Plats

4. [20-1352](#) **20PL1097**
FLOUR BLUFF ESTATES NO. 2, BLOCK 11, LOT 2A (FINAL REPLAT - .1722 ACRES)
Located east of Jane Street and south of Jester Street.

Attachments: [CoverPg-FB Estates2 11.11.20MTG.pdf](#)

[FB #2 Resol R1 10-08-20.pdf](#)

[FB ESTATES #2 R1 10-08-20.pdf](#)

5. [20-1353](#) **19PL1094**
NUECES RIVER IRRIGATION PARK ANNEX #1, BLOCK 2, LOT 1
(FINAL - 8.905 ACRES)
Located west of County Road 69 and north of Northwest Boulevard (FM 624).
Attachments: [CoverPg - Nueces River Irrigation Park.pdf](#)
[Nueces River Resol R2_3-31-20.pdf](#)
[Nueces Final R2.1_4-22-20.pdf](#)
6. [20-1354](#) **19PL1026 - CONDITIONAL**
CALLICOATE ESTATES UNIT 5 (PRELIMINARY - 24.62 ACRES)
Located south of Leopard Street and east of Callicoate Road.
Attachments: [CoverPage_CallicoateEstates11.11.20PCMTG.pdf](#)
[CallicoateEstates Unit5 Prelim-Review CommR1.1.pdf](#)
[19PL1026 Callicoate Estates 5 Prelim.pdf](#)
7. [20-1355](#) **19PL1097 - CONDITIONAL**
CALLICOATE ESTATES UNIT 5- PHASE I (FINAL - 12.33 ACRES)
Located south of Leopard Street and east of Callicoate Road.
Attachments: [CoverPg-Callicoate_11.11.20MTG.pdf](#)
[CallicoateEstates Unit5 Ph I-Review Comments.R1.1.pdf](#)
[Callicoate Estates 5 Phase 1.R1.pdf](#)
8. [20-1365](#) **20PL1035**
BRIDGES MILL VILLAGE FUTURE UNITS (PRELIMINARY - 23.85 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.
Attachments: [CoverPg-BridgesMill_11.11.20MTG.pdf](#)
[Bridges Mills Future Units.R2.pdf](#)
[Comments_Bridges Mills Future Units.R2.pdf](#)
- Time Extensions**
9. [20-1356](#) **0816103-NP064 (16-20000008)**
LEXINGTON CENTER UNIT 2 (PRELIMINARY - 32.798 ACRES)
Located east of Crosstown Expressway (SH 288) and north of Holly Road.
Attachments: [TimeExt, LexCntr-11.11.20PCMTg.pdf](#)
[Lex Center ext request.pdf](#)
[1st EXT Req.pdf](#)
[LEXINGTON CENTER UNIT 2 APPROVED PLAT_20161006_0001.pdf](#)

10. [20-1357](#) **18PL1034**
PADRE HARBOR (PRELIMINARY - 201.19 ACRES)
Located south of SH 361 and east of South Padre Island Drive (Park Road 22).

Attachments: [TimeExt, PadreHarborPRELIM- 11.11.20PCMtg.pdf](#)
[Padre Harbor request.pdf](#)
[PADRE HARBOR PRELIM PC APPRVD_Sheet 1 & 2.pdf](#)

11. [20-1358](#) **20PL1025**
PARKDALE VILLAGE ANNEX "C" LOTS 3A, 3B & 3C (REPLAT - 3.2400 ACRES)
Located west of South Staples Street and south of Gollihar Road.

Attachments: [EXTCoverPg-Parkdale_04.29.20MTG.pdf](#)
[20PL1025 ParkdaleVillageAnnex EXT REQ LTTR.pdf](#)
[APPROVED PLAT.pdf](#)

B. New Zoning

12. [20-1359](#) **Public Hearing - Rezoning Property at or near 14805, 14809, 14813, and 14817 Windward Drive**

Ocean Harbor II, LLC: Ordinance rezoning property at or near 14805, 14809, 14813, and 14817 Windward Drive (located along the west side of Windward Drive, south of St. Bartholomew's Drive, and north of Robla Drive) from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and a Planned Unit Development.

Attachments: [PC Report - Ocean Harbor II, LLC with Exhibit.pdf](#)
[PC Presentation - Ocean Harbor II, LLC.pptx](#)

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

C. New Zoning

13. [20-1360](#) **Public Hearing - Rezoning Property at or near 1902 Rand Morgan Road**

Mary Hutchins Triestman Partnership: Ordinance rezoning property at or near 1902 Rand Morgan Road (located along the east side of Rand Morgan Road, south of Leopard Street, and north of McNorton Road) from the "FR" Farm Rural District and the "RS-6" Single Family 6 District to the "CN-1" Neighborhood Commercial District and the "RS-4.5/PUD"

Single-Family 4.5 District with a Planned Unit Development.

Attachments: [PC Report - Mary Hutchins Triestman Partnership with PUD.pdf](#)
[PC Presentation - Mary Hutchins Triestman Partnership.pptx](#)

D. Comprehensive Plan

14. [20-1361](#) Public Hearing on the draft Northwest Boulevard (FM 624) Corridor Plan, an element of the City of Corpus Christi Comprehensive Plan. The nearly three-mile study area comprises a 500-foot buffer to the north and south of Northwest Boulevard from Interstate 69 to Wright Moravek Road (County Road 73). The draft plan includes amendments to the Future Land Use Map and the Strategic Plan for Active Mobility, Phase 1: Bicycle Mobility in Mobility CC.

Attachments: [Agenda Memo_NW Blvd.pdf](#)
[NW Blvd Corridor Plan_FinalReport_Oct-2020_web.pdf](#)
[Presentation_NW Blvd Corridor Plan_11-11-2020.pptx](#)
[NW Blvd Corridor Plan_Appendix.pdf](#)

VII. Briefing

15. [20-1312](#) Unified Development Code Text Amendments

Attachments: [UDC PC Briefing 11.11.2020.pptx](#)

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment of Planning Commission Meeting

XI. Convene Beach Dune Committee Meeting (Planning Commission)

XII. Call to Order - Roll Call

XIII. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (See previous instructions on page 1, Item II)

E. Beachfront Construction Certificate (THIS ITEM HAS BEEN PULLED)

16. 20-1362 Public Hearing - Beachfront Construction Certificate for the Property at or near 106 Beachview Estates Road

Case No. BCC 20BD1002 - Emmons Investments, LLC: A request for a Beachfront Construction Certificate to consider a dune walkover on the property described as 106 Beachview Estates Road and described as Lot 16, Block 1, Bass Subdivision, located along the eastside of State Highway 361, and west of the Gulf of Mexico.

XIV. Adjournment of Beach Dune Committee Meeting

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.