



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, January 6, 2021

5:30 PM

Via WebEx Video Conference

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-8454 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. [21-0038](#) Regular Meeting Minutes of December 9, 2020

Attachments: [MeetingMinutes21-Dec-2020-04-05-35.pdf](#)

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

2. [21-0039](#) 20PL1111
GARDENDALE SUBDIVISION, BLK 10, LOTS 11F, 13D & 13E (FINAL-6.30 ACRES)
Located west of South Staples Street and north of Holly Road.

Attachments: [CoverPg-Gardendalew_1.06.21MTG.pdf](#)

[Gardendale Subdivision-Plat Review Comments.R1.pdf](#)

[Gardendale Subdivision, Blk 10, Lots 11F,13D,13E.R1.pdf](#)

3. [21-0042](#) 20PL1116
PATRICK GARDENS LOT 34R (FINAL - 0.289 ACRES)
Located south of Morgan Avenue between Cheyenne Street and Virginia Avenue.

Attachments: [CoverPg-PatrickGardens_1.06.21MTG.pdf](#)

[Patrick Gardens Resol R1_11-17-20.pdf](#)

[Patrick Gardens R1_11-17-20.pdf](#)

4. [21-0045](#) 20PL1121
CREEKWAY SUBDIVISION, BLOCK 3, LOTS 2, 3, 4, 5 AND 6 (REPLAT - .89 ACRES)
Located south of Cedar Pass Drive and east of Everhart Road.

Attachments: [CoverPg-Creekway_1.06.21MTG.pdf](#)

[Creekway-Plat Review Comments.R1.pdf](#)

[Creekway Subdivision, Blk 3, Lots 2, 3,4,5 & 6.R1.pdf](#)

5. [21-0046](#) 20PL1132
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLK 2, LOTS 1 & 2 (FINAL - 5.75 ACRES)
Located east of North Padre Island Drive (SH 358) and north of Kingpin Drive.

Attachments: [CoverPg-RoblexInsSub_1.06.21MTG.pdf](#)

[Comments-Roblex Ind Unit3, Blk2, Lots1 & 2.R1.pdf](#)

[Roblex Industrial Unit 3, Blk 2, Lots 1 & 2.R1.pdf](#)

6. [21-0064](#) **20PL1128 - CONDITIONAL**
NEMEC TOWNE CENTER (PRELIMINARY - 26.39 ACRES)
Located north of County Road 52 and west of Interstate Highway 69.

Attachments: [CoverPg-NemecPrelim_1.06.21MTG.pdf](#)

[Copy of Nemec Towne Center-Plat Review Comments.R1 \(002\).pdf](#)

[NEMEC TOWNE CENTER - PRELIMINARY PLAT - 20201229.pdf](#)

PLATS WITH A VARIANCE (WAIVERS)

7. [21-0047](#) **20PL1084 - SIDEWALK WAIVER**
Flour Bluff Gardens, Block 4, Lot 15R (Replat)
Located west of Waldron Road and north of Don Patricio 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: [FB Gardens- Street Memo2.pdf](#)

[FB Gardens- SWPPT.pptx](#)

[Waiver Request Don Paticion Sidewalk - 12-21-2020.pdf](#)

8. [21-0054](#) 20PL1099
COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL - 5.6036 ACRES)
Located east of Airline Road and north of Saratoga Boulevard.

Attachments: [CoverPg-CCTeachersCU_1.06.21MTG.pdf](#)

[CCTCU Comments.R2.pdf](#)

[CCTCU.R2.pdf](#)

9. [21-0065](#) **20PL1099 - SIDEWALK WAIVER**
COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL - 5.6036 ACRES)
Located east of Airline Road and north of Saratoga Boulevard.
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: [CCTCU Sidewalk Waiver PC.pptx](#)

[CCTCU Sidewalk Waiver PC Memo.pdf](#)

B. New Zoning

10. [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.

Attachments: [PC REPORT 0121-01 Braselton Development PUD.pdf](#)
[0121-01 Braselton Deve PUD](#)

11. [21-0057](#) **Public Hearing - Rezoning Property at or near 7201 Yorktown Boulevard**

Case No. 0121-02 Braselton Development Company, Ltd: Ordinance rezoning property at or near 7201 Yorktown Boulevard (located south of Todd Hunter Drive, east of Rodd Field Road, west of Starry Road, and north of Oso Creek.), from the "FR" Farm Rural District to the "RS-4.5" Single Family Residential District.

Attachments: [PC REPORT 0121-02 Braselton Development.pdf](#)
[0121-02 Braselton Development.pptx](#)

12. [21-0059](#) **Public Hearing - Rezoning Property at or near 725 Glenoak Drive**

Case No. 0121-03 Bassam Salman: Ordinance rezoning property at or near 725 Glenoak Drive (located along the south side of Glenoak Drive, west side of Held Drive, and east of Flour Bluff Road, and north of Caribbean Drive), from the "RM-1" Multifamily Residential District to the "RS-4.5" Single Family Residential District.

Attachments: [PC REPORT 0121-03 Salman.pdf](#)
[PC Presentation - 0121-03 Salman.pptx](#)

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

13. [21-0040](#) 20PL1115
PADRE ISLAND-CORPUS CHRISTI SECTION E BLK 2, LOT 19R (FINAL -
0.79 ACRES)
Located west of Leeward Drive and north Aruba Drive.

Attachments: [CoverPg-PI CC E 1.06.21MTG.pdf](#)
[PI-CC Resol R2 11-30-20.pdf](#)
[Padre Island CC R2 11-30-20.pdf](#)

14. [21-0048](#) **20PL1115 - SIDEWALK WAIVER**
PADRE ISLAND-CORPUS CHRISTI SECTION E BLK 2, LOT 19R (FINAL -
0.79 ACRES)
Located west of Leeward Drive and north Aruba Drive.
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: [PI- CC Section E- Street Memo2.pdf](#)
[Sidewalk Waiver Request.pdf](#)
[PI-CC Sect E- PC presentation2.pptx](#)

D. Urban Transportation Plan Amendment

15. [21-0073](#) Ordinance amending the Urban Transportation Plan Map (UTP), of Mobility
CC, a transportation element of the Comprehensive Plan of the City of
Corpus Christi, by deleting a portion of Wildcat Drive from County Road 52
North to an un-named East to West Collector Roadway.

Attachments: [PC Agenda Memo - Nemec 01.06.21.pdf](#)
[Wildcat PC Presentation.pptx](#)
[WildcatSiteMap.pdf](#)
[Developer Request.pdf](#)

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.