



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, February 3, 2021

5:30 PM

Via WebEx Video Conference

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or any other 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/PRESENTER SOCIAL DISTANCING & 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: Vice Chairman Dibble

VI. Approval of Minutes

1. [21-0166](#) Regular Meeting Minutes of January 20, 2021

Attachments: [MeetingMinutes20-Jan-2021.pdf](#)

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

2. [21-0167](#) 20PL1133
KING'S LANDING UNIT 2 (FINAL - 30.896 ACRES)
Located at FM 43 west of CR 33 and east of Digger Lane.

Attachments: [CoverPg-KingsLanding2_2.03.21MTG.pdf](#)

[King's Landing Unit2 Resol R1_12-15-20.pdf](#)

[King's Landing Unit 2 R1.1_12-30-20.pdf](#)

3. [21-0170](#) **20PL1138 - CONDITIONAL**
NEMEC TOWNE CENTER PHASE I (FINAL - 4.73 ACRES)
Located north of CR 52 and west of IH 69.

Attachments: [CoverPg-NemecCONDNL_2.03.21MTG.pdf](#)

[Nemec Towne Center- Ph I Resolution Comments.R1.pdf](#)

[Nemec Towne Center Phase I.R1.pdf](#)

4. [21-0173](#) **20PL1123 - CONDITIONAL**
RANCHO VISTA SUBDIVISION (PRELIMINARY - 118+- ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.

Attachments: [CoverPg-RanchoVistaPRELIM_2.03.21MTG.pdf](#)

[Responses to Rancho Vista Prelim-Comments.R2.pdf](#)

[Rancho Vista Prelim.R2.pdf](#)

Time Extension

5. [21-0172](#) 20PL1057
LA COSTA BUSINESS PRK, BLK 1, LOTS 1 - 6; BLK 2, LOTS 7 - 9 (FINAL - 11.63 ACRES)
Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.

Attachments: [TimeExt, LaCostaBusPrk-2.03.21PCMtq.pdf](#)

[Time extension request.pdf](#)

[20PL1057_PCAPPRVD_08.5.20MTG.pdf](#)

VI. Public Hearing (Items B & C): Discussion and Possible Action**B. New Plats with a Variance (Waivers)**

6. [21-0168](#) 20PL1135
CORFER TRACT, BLOCK 1, LOT 1 (FINAL - 2.35 ACRES)
Located east of Waldron Road and north of Yorktown Boulevard.
Attachments: [CoverPg-CorFer 2.03.21MTG.pdf](#)
[CorFer Resol R2 1-13-21.pdf](#)
[Corfer Final R2 1-13-21.pdf](#)
7. [21-0171](#) **20PL1135 - SIDEWALK**
CORFER TRACT, BLOCK 1, LOT 1 (FINAL - 2.35 ACRES)
Located east of Waldron Road and north of Yorktown 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: [Corfer - SWMemo.pdf](#)
[Waiver Request Sidewalk.pdf](#)
[Corfer Final R2 1-13-21.pdf](#)
[Corfer - SWPPT.pptx](#)
8. [21-0169](#) 20PL1118
PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT - 0.34 ACRES)
Located south of Encantana Avenue and east of Palmira Avenue.
Attachments: [CoverPg-Padrelisland 2.03.21MTG.pdf](#)
[Padrelisland No1, Blk17, Lot16BR Comments.R2.pdf](#)
[Padre Island No.1, Block 17, Lot 16BR.R2.pdf](#)
9. [21-0178](#) **20PL1118 - SIDEWALK**
PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT - 0.34 ACRES)
Located south of Encantana Avenue and east of Palmira Avenue.
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 - SWMemo.pdf](#)
[PI-CC No 1, Blk 17, Lot 16BR-Waiver req.pdf](#)
[Padre Island No.1, Block 17, Lot 16BR.R2.pdf](#)
[PI-CC - SWPPT.pptx](#)

C. New Zoning**10. [21-0177](#) Public Hearing - Rezoning Property at or near 502 Clarkwood Drive**

Case No. 0221-01 Adhub, LLC: Ordinance rezoning property at or near 502 Clarkwood Drive (located along the east side of South Clarkwood Drive (FM 2292), south of State Highway 44, north of County Road 34, and west of South Blockholt Road), from the "RS-6" Single Family 6 Residential District and the "IL" Light Industrial District.

Attachments: [PC REPORT 0221-01 Adhub.pdf](#)

[PC Presentation - 0221-01 Adhub LLC.pptx](#)

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.