



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, March 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 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 - Meeting of February 3, 2021: Chairman Baugh

IV. Approval of Minutes

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

Attachments: [MeetingMinutes03-Feb-2021.pdf](#)

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

Attachments: [CoverPg- Tuloso 3.3.21MTG.pdf](#)
[Tuloso Reserve Unit 2 Resolution Comments.R1.pdf](#)
[Tuloso Reserve Unit 2.R1.pdf](#)

3. [21-0260](#) 20PL1127
RANCHO VISTA UNIT 21 (FINAL - 9.160 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.

Attachments: [CoverPg- RV21 3.3.21MTG.pdf](#)
[RV Unit 21 Resol R1 1-25-21.pdf](#)
[RV Unit 21.R1 1-25-21.pdf](#)

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.

Attachments: [CoverPg- 7-Eleven 3.3.21MTG.pdf](#)
[7-Eleven Resol R3 2-26-21.pdf](#)
[7-Eleven R3 2-26-21.pdf](#)

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.

Attachments: [TimeExt, LakePadreVillagePUD-2.17.21PCMTg.pdf](#)
[Time Ext Request Letter.pdf](#)
[LAKE PADRE VILLAGE PUD_PCAPPRVD09.02.20MTG.pdf](#)

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.

Attachments: [Report w PUD - Braselton Development PUD.pdf](#)
[Presentation - Braselton Development PUD.pptx](#)

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