



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 28, 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/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: Commissioner Mandel

IV. Approval of Minutes

1. [21-0460](#) Regular Meeting Minutes of April 14, 2021

Attachments: [MeetingMinutes21-Apr-2021-04-00-57 \(6\)](#)

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

2. [21-0429](#) 21PL1010
BRIDGES MILL VILLAGE UNIT 2 (FINAL - 23.850 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.

Attachments: [CoverPg_21PL1010 BridgesMill.pdf](#)

[Bridges Mill Un2 Resol_R2_3-9-21.pdf](#)

[Bridges Mill REVISED R2_3-09-21.pdf](#)

3. [21-0430](#) 21PL1019
SAXET HEIGHTS, BLOCK 3, LOT 7A (FINAL REPLAT - 0.603 ACRES)
Located south of North Saxet Drive between Bartlett Drive and Baker Drive.

Attachments: [CoverPg_21PL1019Saxet.pdf](#)

[Saxet Heights,Blk3 Resol R1_3-24-21.pdf](#)

[Saxet Heights, Blk3 R1_3-24-21.pdf](#)

4. [21-0528](#) 21PL1011
SANDRA LANE SUBDIVISION (FINAL - 3.39 ACRES)
Located east of Airline Road and north of Sandra Lane

Attachments: [CoverPg_21PL1011Sandra Lane](#)

[Sandra Lane Sub.R3_3-30-21](#)

[Sandra Lane Resol R3_3-30-21](#)

B. New Zoning

5. [21-0521](#) **Public Hearing - Rezoning Property at or near 7602 Yorktown Boulevard**

Case No. 0421-04 - Jackie Homes, LLC: Ordinance rezoning property at or near 7602 Yorktown Boulevard (located along the northside of Yorktown Boulevard, south of Fred's Folly Drive, east of Rodd Field Road, and west of Cayo del Oso) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District.

Attachments: [Report - Jackie Homes LLC](#)

[Presentation - Jackie Homes LLC](#)

6. [21-0522](#) **Public Hearing - Rezoning Property at or near 14702 Northwest Boulevard (FM 624)**

Case No. 0421-05 - Vision Twenty Investments, LLC: Ordinance rezoning property at or near 14702 Northwest Boulevard (FM 624), located along the southside of Northwest Boulevard, east of Farm to Market Road 1889, north of Siesta Loop, and west of Hazel Bazemore Parkway, from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Attachments: [Report - Vision Twenty Investments](#)

[Presentation - Vision Twenty Investments](#)

VI. **Public Hearing (Item C): Discussion and Possible Action**

C. **Area Development Plan**

7. [21-0526](#)

Ordinance adopting a new Flour Bluff Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Flour Bluff Area Development Plan adopted on September 14, 1993; and amending the Plan CC Comprehensive Plan.

Attachments: [Agenda Memo - Flour Bluff Area Development Plan](#)

[Presentation-Flour Bluff ADP PC](#)

[DRAFT Flour Bluff Future Land Use Map](#)

[Ordinance- Flour Bluff ADP 2021](#)

[DRAFT Flour Bluff Area Development Plan](#)

[2021.03.18 Flour Bluff Background Document](#)

[2021.04.11 Flour Bluff Online Open House Summary](#)

VII. **Future Agenda Items**

VIII. **Director's Report**

IX. **Adjournment of Planning Commission Meeting**

X. **Convene Airport Zoning Commission Meeting (Planning Commission)**

XI. **Call to Order - Roll Call**

- XII. **Public Comment: The public is invited to speak on any agenda item and any other items that pertain to the Airport Zoning Commission (see instructions for item "II." above).**
- XIII. **Approval of Absences - January 20, 2021: Vice Chairman Dibble**
- XIV. **Approval of Airport Zoning (AZC) Minutes**
- 8. [21-0499](#) Regular AZC Meeting Minutes of January 20, 2021
Attachments: [1.20.21AZCDraftMins.pdf](#)
- XV. **Briefing - Air Installation Compatibility Use Zone Study**
- XVI. **Director's Report**
- XVII. **Future Agenda Items**
- XVIII. **Adjournment of AZC Meeting**

This meeting may be held via videoconference 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 or YouTube at [CCTVCorpusChristi](#).