



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, June 9, 2021

5:30 PM

Council Chambers

I. Call to Order, Roll Call

- II. PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes.
- To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate audience and presenters from personal contact with members of City Staff and the Planning Commission. During meetings, public hearing input will continue to be allowed in writing (PREFERRED METHOD) or by telephone (alternative method of meeting participation). Instructions can be found here:
www.cctexas.com/detail/covid-19-public-comment-input-procedures.
- Written public input should be submitted by using the PUBLIC COMMENT/INPUT FORM (limited to 1,000 characters) located at the address provided above (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting.
- Written public testimony will be provided to members of the Planning Commission prior to voting on measures for that meeting; and will 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 live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv or YouTube at [CCTVCorpusChristi](https://www.youtube.com/CCTVCorpusChristi).

III. Approval of Absences: None.

IV. Approval of Minutes

1. [21-0665](#) Regular Meeting Minutes of May 26, 2021

Attachments: [MeetingMinutes05.26.21.pdf](#)

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

A. Plats

2. [21-0666](#) 20PL1140
WEBER PLAZA SUBDIVISION, BLOCK 3, LOT 28R (FINAL - 1.55 ACRES)
Located east of N Omaha Drive and south of Up River Road.
Attachments: [CoverPg 20PL1140.docx](#)
[Weber Plaza Resol R3 5-20-21.pdf](#)
[Weber Plaza R2 5-06-21.pdf](#)
3. [21-0667](#) **21PL1024 - CONDITIONAL**
COTTAGES BY THE BAY UNIT 2 (FINAL - 7.55 ACRES)
Located west of Flour Bluff Drive between Glenoak Drive and Purdue Road.
Attachments: [CoverPg 21PL1024.docx](#)
[Cottages Unit 2 Resol R2 4-28-21.pdf](#)
[Cottages Unit 2 R1 4-28-21.pdf](#)
4. [21-0668](#) 21PL1042
PADRE ISLAND-CORPUS CHRIST SECTION NO. 4, BLK 236, LOT 13R (FINAL REPLAT - 0.17 ACRES)
Located west of Cuttysark Street between Cutlass Avenue and Whaler Avenue.
Attachments: [CoverPg 21PL1042.docx](#)
[PICC Sec 4, Blk 236 Resol R1 5-4-21.pdf](#)
[PI Sec 4, Blk 236 Lt13R R1 5-4-21.pdf](#)
5. [21-0669](#) 21PL1044
AZALI ESTATES UNIT 2 (FINAL - 24.240 ACRES)
Located north of Yorktown Boulevard and west of Cayo Del Oso.
Attachments: [CoverPg 21PL1044.docx](#)
[Azali Unit 2 Resol R1 5-4-21.pdf](#)
[Azali Estates Unit 2 R1 5-4-21.pdf](#)
6. [21-0670](#) 21PL1045
SAXET HEIGHTS, BLOCK 6, LOT 19R (FINAL REPLAT - 0.35 ACRES)
Located east of Brooks Drive and north Saxet Drive.
Attachments: [CoverPg 21PL1045.docx](#)
[Saxet Heights Blk6 Resol R1 5-04-21.pdf](#)
[Saxet Heights, Blk 6, R1 5-4-21.pdf](#)

7. [21-0671](#) 21PL1021
LONDON TOWNE SUBDIVISION UNIT 6 (FINAL - 9.44 ACRES)
Located north of FM 43 and east of County Road 33.
Attachments: [CoverPg 21PL1021.docx](#)
[London Unit 6 Resol R2_5-3-21.pdf](#)
[London Towne Unit 6 R2_5-3-21.pdf](#)
8. [21-0672](#) 21PL1022
LONDON TOWNE SUBDIVISION UNIT 7 (FINAL - 10.86 ACRES)
Located north of FM 43 and east of County Road 33.
Attachments: [CoverPg 21PL1022.docx](#)
[London Unit 7 Resol R2_5-3-21.pdf](#)
[London Towne Unit 7 R2_5-3-21.pdf](#)
9. [21-0688](#) 21PL1049
RIVERBEND SUBDIVISION (PRELIMINARY - 23.60 ACRES)
Located east of Fred's Folly and south of Yorktown Boulevard.
Attachments: [CoverPg 21PL1049.docx](#)
[Responses to Riverbend Sub \(Prelim\) Plat Review Comments.R2.pdf](#)
[Riverbend Sub \(Prelim\) Plat.R2.pdf](#)

Time Extension

10. [21-0680](#) 20PL1099
COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL - 5.6036 ACRES)
Located east of Airline Road and north of Saratoga Boulevard.
Attachments: [TimeExt, CCTCU-05.12.21PCMtq.docx](#)
[1st Ext Req 04-20.pdf](#)
[Approved Plat Coastal Community & Teachers CU.pdf](#)

B. New Zoning

11. [21-0674](#) **Public Hearing - Rezoning Property at or near 13845 Mizzen Street.**
Case No. 0621-01, Joshua and Jasanía Morales: Ordinance rezoning property at or near 13845 Mizzen Street (located along the south side of Mizzen Street, west of Aquarius Street, and north of a canal (navigation channel)) from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit.
Attachments: [Staff Report 0621-01 Morales.docx](#)
[Presentation - Joshua and Jasanía Morales.pptx](#)

12. [21-0675](#) **Public Hearing - Rezoning Property at or near 9142 Staples Street (Farm to Market 2444)**
 Case No. 0521-01, Kitty Hawk Development Ltd: Ordinance rezoning property at or near 9142 Staples Street (Farm to Market 2444) (located along the southeast corner of South Staples Street (Farm to Market 2444) and County Road 41) from the "RS-15" Single-Family 15 District to the "CN-1" Neighborhood Commercial District.
- Attachments: [PC Report - Kitty Hawk Development.docx](#)
 [Presentation - Kitty Hawk Ltd..pptx](#)
13. [21-0678](#) **Public Hearing - Rezoning Property at or near 5839 Williams Drive**
 Case No. 0621-02, Glenn Lyons: Ordinance rezoning property at or near 5839 Williams Drive (located at the southeast corner of the intersection of Williams Drive and Braeswood Drive, and east of South Staples Street) from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District.
- Attachments: [Report - Glenn Lyons.docx](#)
 [Presentation - Glenn Lyons.pptx](#)
14. [21-0679](#) **Public Hearing - Rezoning Property at or near 2302 County Road 43**
 Case No. 0621-03, Mostaghasi Investment Trust: Ordinance rezoning property at or near 2302 County Road 43 (located along the east side of County Road 43, west of Yorktown Boulevard, and south of Farm-to-Market Road 43) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.
- Attachments: [Report - Mostaghasi Investment Trust.docx](#)
 [Presentation - Mostaghasi Investment Trust.pptx](#)

- VI. **Director's Report**
- VII. **Future Agenda Items**
- VIII. **Adjournment of Planning Commission Meeting**
- IX. **Convene Beach Dune Committee (Planning Commission)**
- X. **Call to Order - Roll Call**
- XI. **Public Comment: The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (see instructions for item "II." above) . Comments are limited to 3 minutes.**

XII. Approval of Absences: None.**XIII. Approval of Beach Dune Committee Minutes**

15. [21-0676](#) Beach Dune Committee Meeting of March 17, 2021

Attachments: [3.17.21 BCC DraftMins.pdf](#)

XIV. Public Hearing (Item C): Discussion and Possible Action**C. Beachfront Construction Certificate**

16. [21-0681](#) **Public Hearing - Beachfront Construction Certificate at or near 7013 and 6981 State Highway 361**
Case No. BCC 21BD1004, Richter Architects, Inc: A request for a Beachfront Construction Certificate to construct a chapel within the 350' building setback line on the property at or near 7013 and 6981 State Highway 361, located along the eastside of State Highway 361, and west of the Gulf of Mexico.

Attachments: [Staff Report 21BD1004.pdf](#)

[Richter Architects Inc 21BD1004.pptx](#)

XV. Adjournment of Beach Dune Committee

Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or any other accommodating 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.