



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, January 6, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order - Roll Call

II. PUBLIC COMMENT: Andrew Dimas, Development Services, informed the Commission that no public comment input forms were submitted for any of the items on the this agenda.

III. Approval of Absences: None

IV. Approval of Minutes

1. [21-0038](#) Regular Meeting Minutes of December 9, 2020

A motion was made by Vice Chairman Dibble to approve item "1" and it was seconded by Commissioner Zarghouni. The motion passed.

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A & V.B. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, 4 & 5" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. New Plat item "6" satisfies all requirements of the UDC/State Law and the Technical Review Committee recommends conditional approval.

Staff recommends approval for Variance item "7", as stated in Staff's report. Staff also recommends approval for Variance item "9", as stated in Staff's report, along with the accompanying new plat, item "8", which satisfies all requirements of the UDC; the Technical Review Committee recommends approval.

Mr. Dimas read into record New Zoning item "10" and informed the Commission the applicant for this item has requested that it be tabled. Staff recommends approval for New Zoning items "11 & 12" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the public hearing for items "2 through 12". With no public comment being submitted, the public hearing was closed. A motion was made by Vice Chairman Dibble to approve items "2 through 9; 11 & 12" and it was seconded by Commissioner Miller. The motion passed. A motion was made by Commissioner York to table item "10" and it was seconded by Vice Chairman Dibble. The motion passed.

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.

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

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.

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.

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

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.

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

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.

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.
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.
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.

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.
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

Mr. Dimas presented items "13 & 14" for the record. For location purposes, he presented a vicinity map of the subject property. He said this area is known for Planned Unit Developments (PUDs) and town homes. There are adjacent town home and multifamily developments to the subject property. The owner proposes to combine the platted lots into one lot for a Resort Commercial development. Mr. Dimas continued with the applicant's statements supporting the waiver request and Staff's statements weighing against the waiver request.

The applicant states that they do not believe the sidewalk should be required along both frontages for Aruba Drive and Leeward Drive because:

1. No current sidewalk network exists along Aruba Drive or Leeward Drive. The subdivision was approved with no sidewalk requirement as Padre Island was not part of Corpus Christi at time of development.
2. This final plat is located along, but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.
3. Aruba Drive and Leeward are not on the City's ADA Master Plan.

Factors weighing against the waiver and in support of requiring sidewalk:

1. The property is in the "CR-2" Resort Commercial District and is a corner lot from which a street and sidewalk network can be continued.
2. Resort Commercial Districts emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.
3. The property is 0.30 miles from beach public access.
4. Leeward Drive is a Collector Street on the Urban Transportation Plan.
5. The Comprehensive Plan, Plan CC, states the community's vision for Transportation and Mobility and calls for connected networks of good streets and sidewalks and safe bicycle routes.
6. The Bicycle Mobility Plan shows Leeward Drive as a One-Way Cycle Track (Both Sides) with a Buffered Bike Lane.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction; the waiver may be approved, approved with conditions, or denied. Weighing the factors, Staff recommends denial of the waiver from the sidewalk construction requirement. After Staff's presentation, Chairman Baugh opened the public hearing.

The owner of the subject property could not attend the video conference to speak to his case as he was fulfilling work responsibilities, but submitted notes to be read into the record. Commissioner York proceeded to read his notes into the record. He reiterated the factors previously mentioned in support of the waiver request. He gave information on the development plans. The first floor of the development will consist of retail stores/restaurants for outdoor dining with awnings; the second floor will be condos. The building will be constructed closer to the street (parking in the rear) with pedestrian access within the site. The owner felt that installing the sidewalk now would leave room for damage during construction of the project.

There being no further public comment, the public hearing was closed. A motion was made by Vice Chairman Dibble to approve the waiver request. The motion failed for lack of a second. Commissioner Miller inquired if deferment agreements are an option. A motion was made by Commissioner Miller to approve Staff's recommendation of denial. The motion was seconded by Commissioner Salazar-Garza. The motion passed with Vice Chairman Dibble voting "no" and Commissioner York abstaining.

D. Urban Transportation Plan (UTP) 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.

Avery Oltmans, Planning Department, presented item "15" for the record. This request is associated with the future development of two tracts (Nemec Family Properties, Ltd.) located between IH-69 and the Western boundary of the assumed Wildcat Drive (not constructed) thus containing the subject segment of Wildcat Drive (categorized as a C1 – Minor Collector). The subject property will provide access and connectivity through an internal driveway system.

The UTP calls for the extension of Wildcat Drive, from Northwest Boulevard to County Road 52. The subject roadway's assumed connection to Northwest Boulevard is hampered by the existing development pattern (Northwest Hospital & Chick-fil-A). The construction of Wildcat Drive to the north of County Road 52 and south of the un-named Collector roadway, is perceived to have a reduced value; the change in land use of the subject development from residential to commercial will reduce the utility of the subject Collector roadway. Staff recommends approval of the request to remove this portion of the (C1) Minor Collector.

After Staff's presentation, Chairman Baugh opened the public hearing. There being no public comment, the public hearing was closed. A motion was made by Commissioner Miller to approve Staff's recommendation as presented. The motion was seconded by Commissioner York and the motion passed.

Vil. Director's Report

Nina Nixon-Mendez, Assistant Director of Development Services, informed the Commission that the community survey for the update to the Historic Preservation Plan will be available on Friday through the website: cctexas.com/hpp; the monthly Development Services Task Force meeting takes place virtually this Friday at 9:00 a.m.

VIII. Items to be Scheduled

Mr. Dimas informed the Commission that Staff is requesting to hold a Special Planning Commission meeting on Monday, January 11, 2021. A plat that was scheduled for this meeting was inadvertently left off the agenda. This plat will officially be read into the record for consideration during this meeting so the project can move forward. The agenda for this meeting will be posted on Friday.

IX. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:10 p.m.