



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, November 10, 2021

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Zarghouni absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioner Mandel

A motion was made by Commissioner Gonzalez to approve the absence listed above and it was seconded by Commissioner York. The motion passed.

#### IV. Approval of Minutes

##### 1. [21-1591](#) Regular Meeting Minutes of October 27, 2021

A motion was made by Commissioner Schroeder to approve the minutes listed above and it was seconded by Commissioner Salazar-Garza. The motion passed.

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

Chairman Baugh asked Staff to present the Consent Agenda, items "2 through 6". Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "2, 3 & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff also recommends approval for New Zoning items "5 & 6" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner York to approve items "2 through 6" as presented by Staff and it was seconded by Vice Chairman Dibble.

##### A. New Plats

##### 2. [21-1565](#) 21PL1114 DOLCE VITA PUD (FINAL - 1.843 ACRES) Located east of Ametrine Drive and north of Slough Road.

3. [21-1588](#) 21PL1103  
CAROLINE'S HEIGHTS UNIT 1 (FINAL - 18.72 ACRES)  
Located south of FM 2444 and east of CR 433.
4. [21-1590](#) 21PL1036  
WATER'S EDGE AT KITTY HAWK UNIT 3 (FINAL - 13.65 ACRES)  
Located west of Kitty Hawk Drive and south of South Staples Street (FM 2444).

**B. New Zoning**

5. [21-1562](#) **Public Hearing - Rezoning Property at or near 4042 Sweet Bay Drive**  
**Case No. 1121-01, L C Alty, Ltd.:** Ordinance rezoning property at or near 4042 Sweet Bay Drive (located at the southern end of Sweet Bay Drive south of Yorktown Boulevard) from the "FR" Farm Rural District to the RS-6" Single-Family 6 District and the "RS-4.5" Single-Family 4.5 District.
6. [21-1563](#) **Public Hearing - Rezoning Property at or near 2601 London Pirate Road (County Road 33)**  
**Case No. 1211-02, V2 Ventures, LLC:** Ordinance zoning a property at or near 2601 London Pirate Road (County Road 33) (located at the northern end of London Pirate Road (County Road 33) and north of Farm to Market 43) to the "RS-6" Single-Family 6 District.

**VI. Public Hearing (Items C & D): Discussion and Possible Action**

**C. Plats**

**Time Extension**

7. [21-1564](#) 19PL1096  
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)  
Located south of Leopard Street and west of Starlite Lane.

Mr. Dimas read item "7" into the record as shown above. He stated the applicant is currently in the process of a Reimbursement Agreement which will be presented to City Council. After Staff's presentation the public hearing was opened. There being none, the public hearing was closed. A motion was made by Vice Chairman Dibble to approve the time extension request and it was seconded by Commissioner Schroeder. The motion passed.

**Plat with a Variance (Waiver)**

8. [21-1589](#) 21PL1102  
MANNING ACRES LOT 1R AND LOT 2- 9.816 ACRES OCL  
Located on Yorktown Boulevard, west of Flour Bluff Drive.

Mr. Dimas, read New Plat items "8" into the record. The plat satisfies all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. After Staff's presentation, the public hearing was opened. There being none, the public hearing was closed. A motion was made by Commissioner York to approve item "8" and it was seconded by Commissioner Salazar-Garza. The motion passed.

9. [21-1593](#) **21PL1102 - WASTEWATER**  
MANNING ACRES LOT 1R & LOT 2 (9.816 ACRES-OCL)  
Located on Yorktown Boulevard, west of Flour Bluff Drive.

Mr. Dimas presented item "9" for the record as shown above. For location purposes, he presented an aerial map of the subject property along with a map detailing the wastewater connection to the Master Plan (Laguna Madre WWTP ). The proposed plat is not "reasonably accessible" to a public wastewater facility. The nearest Master Plan connection point is a manhole on Flour Bluff Drive, approximately 11,400 linear feet (2.16 miles) from the Manning Acres property on Yorktown Boulevard. He also displayed a wastewater construction estimate provided by the applicant totaling approximately \$3,000,000.00.

Mr. Dimas briefly went over platting requirements to construct wastewater lines/facilities per UDC Sections 3.30.1.A, 8.1.4 and 8.2.7; Section 3.8.3.D of the UDC lists the factors to be considered in whether to grant a waiver from a platting requirement. Staff finds that the property has previously paid the lot/acreage fee and is exempt on this replatting for the payment of lot/acreage fees. Staff recommends approval of the request for waiver of wastewater infrastructure construction. After Staff's presentation, the public hearing was opened. There being none, the public hearing was closed. A motion was made by Commissioner Schroeder to approve the waiver request and it was seconded by Vice Chairman Dibble. The motion passed.

10. [21-1611](#) **21PL1102 - SIDEWALK**  
MANNING ACRES LOT 1R & LOT 2 (9.816 ACRES-OCL)  
Located on Yorktown Boulevard, west of Flour Bluff Drive.

Mr. Dimas presented item "10" for the record as shown above. Section 3.30.1 and 8.1.4 of the UDC require construction of sidewalk as part of the platting process. The UDC also states, under §8.2.2.B.1, that a waiver may be granted, in accordance with the procedures outlined in §3.8.3.D. None of the enumerated conditions in UDC 3.8.3.D for a sidewalk waiver exist on this subject property. Further UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the property is along an Arterial street on the Urban Transportation Plan; the property does not qualify for an exception. He proceeded to

outline the factors in support and against the waiver.

The applicant states that they do not believe sidewalk should be required because:

1. There are not sidewalks along the street along the adjacent properties.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
4. The Comprehensive Plan will not be substantially affected.
5. Waiver of sidewalk will not affect the adjacent Property in a manner to restrict or render feasible.

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

1. The property is along an Arterial street on the Urban Transportation Plan requiring a 5' sidewalk on each frontage of the street.
2. The Strategic Plan for Active Mobility has a designated One-way Cycle track for each frontage. Therefore, granting of the waiver will affect the Comprehensive Plan.
3. The nearest sidewalk connection is approximately 1,200 feet west in the Oso George Village residential subdivision off of Roscher Road.
4. Unplatted and undeveloped property in the area provides an opportunity to extend the sidewalk in the future.

Staff recommends denial of the waiver from the sidewalk construction requirement. Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request. After Staff's presentation, the public hearing was opened. There being none, the public hearing was closed. A motion was made by Commissioner Miller to deny the sidewalk waiver and it was seconded by Commissioner York. The motion passed.

#### **D. Unified Development Code Text Amendment**

11. [21-1613](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to include the review of the latest adopted Air Installation Compatibility Use Zone (AICUZ) Maps during a change of zoning request.

Mr. Dimas presented item "11" for the record. He mentioned that a briefing was given to the Planning Commission on this item on October 27, 2021 and proceeded to go over some key points from that same presentation. Mr. Dimas stated that a letter of support for the text amendment was submitted by the Navy. After Staff's presentation, the public hearing was opened. There being none, the public hearing was closed. A motion was made by Commissioner York recommending approval for item "11" and it was seconded by Commissioner Salazar-Garza. The motion passed.

**VII. Planning Commission Training Series****12. 21-1453 Zoning 101**

Mr. Dimas gave this training session to the Planning Commission and it ended with an opportunity for a "question and answer" segment. No action was taken on this item.

**VIII. Director's Report**

Nina Nixon-Mendez, Assistant Director, informed the Commission that the next Development Task Force meeting will be on November 19, 2021 and will be held at the Kleberg Bank Community Room at 5350 S. Staples Street at 9:00 a.m.

**IX. Future Agenda Items: None.****X. Adjournment**

There being no further business to discuss, the meeting was adjourned at 7:00 p.m.