



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, December 13, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with Commissioner Ezell absent.

II. Approval of Minutes

1. [17-1531](#) Regular Meeting Minutes of November 15, 2017

A motion to approve item "1" was made by Commissioner Dibble and seconded by Commissioner Baugh. The motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Ratna Pottumuthu, Development Services, read items "2 through 11" into record as shown below. Ms. Pottumuthu stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

After Staff's presentation, Chairman Villarreal opened the public hearing for items "2 through 11". With no one coming forward, the public hearing was closed. A motion to approve items "2 through 11" was made Commissioner Crull and seconded by Commissioner Schroeder. The motion passed with Commissioner Dibble abstaining from item "5".

2. [17-1532](#) **0116004-P001 (16-22000001)**
THE VINEYARDS UNIT 4, BLOCK 1, LOT 3 (FINAL - 5.45 ACRES)
Located south of Saratoga Boulevard (State Highway 357) and east of Airline Road.
3. [17-151553](#) **17PL1085**
ROLLING ACRES UNIT NO. 3 (FINAL - 9.944 ACRES)
Located south of Up River Road and west of WagonWheel.

- 4. [17-1534](#) **17PL1090**
GRAHAM ESTATES- PHASE I (FINAL - 7.91 ACRES)
 Located west of Waldron Road and south of Graham Road.
- 5. [17-1536](#) 17PL1115
MAPLE HILLS UNIT 7 PHASE TWO (FINAL - 5.815 ACRES)
 South of Up River Road and east of McKinzie Road (FM3386).
- 6. [17-1537](#) **17PL1122**
RODD VILLAGE BLOCK 2, LOT 11 (REPLAT - 3.508 ACRES)
 Located south of Yorktown Boulevard between Bay Drive and Malamute Road.
- 7. [17-1538](#) **17PL1096**
PARK PID UUNIT 1 (FINAL - 18.86 ACRES)
 Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.
- 8. [17-1539](#) **17PL1129**
WALDRON ROAD SUBDIVISION, BLOCK 1, LOT 2 (FINAL - 8.038 ACRES)
 Located South of Graham Road and east of Waldron Road.
- 9. [17-1540](#) **17PL1133**
PRIOUR TRACT LOT F (FINAL - 0.739 ACRES)
 Located east of 19th Street and north of Comanche Street.
- 10. [17-1541](#) **17PL1080**
PADRE ISLAND NO. 1, BLOCK 20, LOT 1R (FINAL - 2.06 ACRES)
 Located south of Las Tunas Drive and east of South Padre Island Drive (Park Road 22).
- 11. [17-1542](#) **17PL1131**
GRANGE PARK UNIT 2 (FINAL - 10.47 ACRES)
 Located south of Amethyst Drive and east of Slough Road.

12. [17-1535](#)

17PL1108

RANCHO VISTA PHASE II (PRELIMINARY - 65.21 ACRES)

Located south of Yorktown Boulevard and east of Fred's Folly.

Ms. Pottumuthu read item "12" into record as shown above. She stated the plat satisfies all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval with a condition to increase the hammerhead widths of the Taylan Lane and Bayley Lane from 35 feet to 50 feet. Additional conditions include: No parking in the hammer heads along with no parking signs/paint striping; Sidewalks in the hammer heads; Eextend Stampede Drive from Breese Drive as a 60 foot collector street instead of a 50 foot local street.

After Staff's presentation, Chairman Villarreal opened the public hearing. The engineer of record for the plat, Murph Hudson, addressed the Commission and stated they are in agreement of all the conditions. With no one else coming forward, the public hearing was closed. A motion to approve item "12" was made by Vice Chairman Lippincott and seconded by Commissioner Crull. The motion passed.

B. Zoning

New Zoning

13. [17-1544](#)

Case No. 1217-02 - Dorsal Development, LLC: A change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District. The property to be rezoned is described as being a 19.398 acre tract of land, more or less, a portion of Lot 8, Section 25 and a portion of Lots 1 and 2, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located north of Yorktown Boulevard, east of Rodd Field Road, and west of Roscher Road.

Andrew Dimas, Development Services, read item "13" into record as shown above. He presented several aerial views of the subject property along with the existing and future land use maps. He stated the purpose of the rezoning request is to allow for the construction of a single-family home subdivision. He informed the Commission that zero public notices were returned in favor or in opposition of the change of zoning request. He also went over the UDC requirements and zoning patterns of the surrounding area. It was noted that the Oso Parkway Master Plan requires large lot developments (1 acre or larger) along Oso Parkway with a minimum frontage of 150 feet. Additionally, the Oso Parkway Master Plan requires that lots with frontage on Oso Parkway, or series of lots, such that the average spacing of driveways is 150' or more when averaging both frontages. These issues will need to be resolved at the time of platting. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Villarreal opened the public hearing. With

no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation for item "13" was made by Vice Chairman Lippincott and seconded by Commissioner Schroeder. The motion passed

14. [17-0633](#)

Briefing on the Proposed Annexation Policy

Dan McGinn, Assitant Director of Planning and Environmental/Strategic Initiatives, along with Keren Costanzo, Senior City Planner, presented item "14" to brief the Commission on the project's current status. This item was originally presented to the Commission at a workshop on May 31, 2017. The briefing included the review of new State legislation, the process to-date and the next steps to be taken. With the new State legislation, S.B.6, Nueces County (Corpus Christi) is categorized as "Tier 1" which is classified as a population of 500,000. He described other Texas cities and their categories; Texas cities with Annexation policies. He also presented a map illustrating Corpus Christi's annexation history.

At this point of the presentation, Mr. McGinn handed it over to Ms. Costanzo. She detailed the various meetings with stakeholders and City Council/Planning Commission for the review of the working draft, proposed edits and updates with the next steps moving forward. The department has sought guidance from the Texas Municipal League for recommendations for the policy with proposed criteria in mind. She pointed out that a "policy" is different from a "plan" and how it can assist in deliberating an annexation action. She stated that City Council has given direction to move forward with the policy development and it is understood that it will be a lengthy process. From the previous workshops, Ms. Costanzo went over City Council's direction for an overall process for guidelines that do not hinder development in the city.

Ms. Costanzo also explained stakeholder viewpoints by categorizing them into pros and cons. One of the "cons" expressed by the stakeholders is that the policy may be redundant since there is already a set structure in the UDC (Section 8.5.2.F, Property Outside City Limits). This section sets a baseline requirement for property owners requesting to receive municipal wastewater, but no requirements for Council or guidelines regarding annexation decisions. In November, the department asked for stakeholder feedback for those that were not in favor of the policy and asked what can be done to gain their support.

Any annexation action, whether City-initiated or by petition from owner will require staff to present information to Council for decision making purposes. Considering the next steps, the department has come up with three options:

Option 1:

Move forward with Council direction to staff to prepare an application document detailing required information to be provided for annexation actions.

Option 2:

Move forward with Council direction to staff to prepare a policy or guideline document detailing requested information to be provided for annexation actions.

Option 3: Direct staff to cease work on this item.

After Staff's presentation, comments and discussion took place amongst the Commission. Discussion took place regarding the Extraterritorial Jurisdiction. Commissioners Dibble and Vice Chairman Lippincott expressed their opposition to the proposed policy. Commissioner Hovda stated that the City should not have any trepidations about adopting a policy but should rather see it as a tool that can avoid any future mistakes. Commissioner Crull suggested the department consider separate policies for most common scenarios. No action was taken on this item.

IV. Director's Report

Bill Green, Interim Director of Development Services, updated the Commission on summary reports for written interpretations. For the Commissioners information, the department will schedule a summary report tentatively for the second Planning Commission meeting in January 2018. He also introduced the Department's new employee, Greg Collins, Senior City Planner.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:30 p.m.