



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, November 1, 2023

5:30 PM

City Hall Sixth Floor Conference Room

I. Call to Order, Roll Call

Vice Chairman York called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Chairman Miller and Commissioner Motaghi absent.

Present 7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Vice Chair Michael York, Board Member Mike Munoz, and Board Member Michael Budd

Absent 3 - Advisory Non voting Ben Polack, Chair Michael Miller, and Board Member Jahvid Motaghi

II. PUBLIC COMMENT: None.

III. Approval of Absences: 10/18/23: Commissioner Munoz

A motion was made by Commissioner Mandel to approve the absence listed above and seconded by Vice Chairman Lerma. The Vote: All Aye. The motion passed.

IV. Approval of Minutes

1. [23-1756](#) Regular Meeting Minutes DRAFT October 18, 2023.

Attachments: [10-18-23 Planning Commission DRAFT Meeting Minutes](#)

A motion was made by Commissioner Salazar-Garza to approve the minutes listed above and seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

V. Consent Public Hearing: Discussion and Possible Action (Item A)

Vice Chairman York stated Commissioner Hedrick is abstaining from Item 8, Royal Oak South Subdivision.

Mark Orozco, Development Services, read Consent Agenda A, Item 8, into the record as shown below. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Vice Chairman York opened the public hearing. Seeing no one to speak, the public hearing was closed.

Commissioner Lerma moved to approve Item 8, seconded by Commissioner Mandel. The Vote: Aye: Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Lerma, and Budd. Abstain: Commissioner Hedrick. The motion passed.

Mark Orozco, Development Services, read Consent Agenda A, Items 2, 3, 4, 5, 6, 7, and 9 into the record as shown below. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Vice Chairman York opened the public hearing. Seeing no one to speak, the public hearing was closed.

A motion was made by Commissioner Salazar-Garza to approve Items 2-7 and 9, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

A. Plats

2. [23-1751](#) PL8018
LAUGHLIN SUBDIVISION BLOCK 1 LOTS 9B AND 9C (REPLAT OF .50 ACRES)
South of Houston St. and west of Carroll St.

Attachments: [PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C CvPg](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9C 9C Report](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C Plat](#)

3. [23-1752](#) PL8053
BEACH PORTION BLOCK 11, LOTS 6R AND 7R (REPLAT 0.23 ACRES)
Located at Schatzel St. And Mesquite St.

Attachments: [PL8053 Beach Portion Block 11 Lots 6R 7R CvPg](#)
[PL8053 Beach Portion Block 11 Lots 6R 7R Report \(2\)](#)
[PL8053 Beach Portion Plat Block 11 Lots 6R 7R Plat](#)

4. [23-1753](#) PL8069
LINDALE PARK SECTION 2, BLOCK 23, LOT 17R (REPLAT OF 0.20 ACRES)
Located south of Sorrell St & north of Swantner Dr.

Attachments: [PL8069 Lindale Park Section 2 Block 23 Lot 17R CvPg](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Report](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Plat](#)

5. [23-1766](#) PL8062
PORT ARANSAS CLIFFS BLOCK 416 LOT 25R (REPLAT OF 0.21 ACRES)
Located south of Ropes St. & west of Aransas St.

Attachments: [PL8062 Port Aransas Cliffs Block 416 Lot 25R CvPg](#)
 [PL8062 Port Aransas Cliffs Block 416 Lot 25R Report](#)
 [PL8062 Port Aransas Cliffs Block 416 Lot 25R Plat](#)

6. [23-1767](#) PL8089
 FIFTH QUARTER INDUSTRIAL PARK, UNIT 2 LOTS 6-10 (FINAL PLAT OF
 11.34 ACRES)
 Located north of Bates Rd. and west of Flato Rd.

Attachments: [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 CvPg](#)
 [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Report](#)
 [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Plat](#)

7. [23-1771](#) PL7991
 SARATOGA RIDGE PRELIMINARY PLAT-PHASES 1-4 (+-257 Acreage)
 Located east of Old Brownsville (FM 665) and north of Saratoga Boulevard (SH
 357)

Attachments: [PL7991 Saratoga Ridge Prelom Phases 1-4CvPg](#)
 [PL7991 Final Report Saratoga Ridge Preliminary- Phases 1-4](#)
 [PL7991 Saratoga Ridge Prelim Phases 1-4.R2 Plat](#)
 [Revised Master Preliminary Plat 10-18-2023](#)
 [032842 ORD - 09_06_2022](#)

8. [23-1772](#) PL8002
 ROYAL OAK SOUTH SUBDIVISION (FINAL PLAT-20.26 ACRES)
 Located west of Rand-Morgan Rd. and west of McNorton Rd.

Attachments: [PL8002 Royal Oak South CvPg](#)
 [PL8002RoyalOakSouthRedefinedMergedReport1024023](#)
 [PL8002 Royal Oak South Plat](#)

9. [23-1775](#) PL8031
 POOLE ESTATES (FINAL PLAT-6.5 ACRES)
 Located south of Graham Rd. and east of Ruddock Dr.

Attachments: [PL8031 Poole Estates CvPg](#)
 [PL8031 Poole Estates ClosedDocReport102623](#)
 [PL8031 Poole Estates Plat](#)

VI. Briefing

Andrew Dimas, Development Services, gave a briefing on the Unified Development Code Text Amendment.

SUMMARY:

As part of the 88th Texas Legislature, bills were passed into laws that became effective on September 1, 2023. Such new laws are related to municipalities establishing platting regulations regarding land subdivision applications and public notifications due to changes to the Texas Local Government Code, the following amendments to the UDC are recommended.

BACKGROUND:

Senate Bill 929: Amendment to Chapter 211 of the Texas Local Government Code relating to the notice and compensation by municipality required before revoking right to use property for a use that was allowed before the adoption of or change to a zoning regulation or boundary. Additionally, if a municipality imposes a requirement to stop a non-conforming use that includes the action by governing body, board, or commission, or official, or determines that the non-conforming use has an adverse effect, the owner is entitled to compensation based on market value, or continued nonconforming use of the property until the owner recovers the amount determined through business activities.

Proposed amendment to UDC Section 3.7.3: Will establish the conditions of mailed public notices including public notifications in the case of the creation of a nonconforming use via either a rezoning or change to the UDC to property owners and tenants.

House Bill 3699: Amendment to Chapter 212 of the Texas Local Government Code relating to the establishment of requirements by a municipality for the application for land subdivision (platting) and the criteria for determining completeness of a land subdivision application. Additionally, each municipality shall adopt and make available to the public a complete, written list of all documentation and other information that the municipality requires to be submitted with a plat application. Municipality shall continuously maintain the list on the Internet not later than the 30th day after the date the municipality adopts or amends the list.

Proposed amendment to UDC Section 3.1.6: Will establish the requirements for submittal of land subdivision applications (platting). Additionally, this subsection will incorporate into the UDC a formalized list of application requirements to determine the completeness of a land subdivision (platting) application.

ANALYSIS AND FINDINGS:

Per §3.2.3 of the UDC, in determining whether to approve, approve with modifications, or deny a proposed Unified Development Code text amendment, the applicable review bodies shall consider the following criteria:

1. The amendment promotes the purpose of this Unified Development Code as established in Section 1.2. The UDC was established to reflect the City's

Comprehensive Plan and its goal to improve and protect public health, safety, and welfare.

2. The amendment is consistent with the Comprehensive Plan.
3. The amendments are consistent with other codes and ordinances adopted by the City and are otherwise internally consistent with other provisions of this Unified Development Code, or that any provisions with which the amendments are or may be inconsistent also are proposed to be modified. The effects of all such modifications shall meet the above criteria, promote the public health, safety, and welfare, and be consistent with any applicable federal and state requirements.
4. The fiscal impact on the City and the effect on taxpayers and ratepayers of the proposed amendment.

The proposed text amendments do not conflict with existing language in the UDC nor the Municipal Code. Additionally, the adoption of new state statutes is directly linked to the third condition of the review criteria listed above.

10. [23-1773](#) Unified Development Code Text Amendments.

Attachments: [PC Briefing Memo - Fall 2023 Misc UDC Amendments](#)
[DRAFT Plat Application Requirements](#)
[Ordinance - Fall 2023 Misc UDC Amendments](#)
[Presentation - Fall 2023 Misc UDC Amendments](#)

VII. Director's Report

Nina Nixon-Mendez stated the Texas APA conference is next week, November 8-10. A detailed email was forwarded to the commissioners regarding conference events. The Corpus Christi Historic Preservation Plan is receiving a gold award from the Texas APA. The awards ceremony is at 4:15. The photo op is at the Henry Garrett ballroom at 4:00.

VIII. Future Agenda Items

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 5:53 pm.