



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 30, 2020

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Gonzalez absent. For the record, Commissioner Gonzalez contacted Staff letting them know that he attempted to join the WebEx meeting but had trouble doing so.

II. PUBLIC COMMENT: For the record, Andrew Dimas, Development Services, informed the Commission that no written public comment forms were submitted.

III. Approval of Absences: None.

IV. Approval of Minutes

1. [20-1201](#) Regular Meeting Minutes of September 16, 2020

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

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A, V.B & V.C. 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. Staff recommends approval for Time Extension items "6, 7, 8, 9, 10 & 11" as well as New Zoning item "12" as stated in Staff's report. Mr. Dimas informed the Commission that of the 11 public notices mailed for item "12", four notices were returned in opposition and zero were returned in favor. Staff also recommends approval for the Urban Transportation Plan Amendment item "13" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions.

Discussion took place among Commissioners regarding the frequency of extension requests, especially those items with more than four requests on file. Commissioner Zarghouni expressed his concern that six extension requests are excessive and can lead to expectations of approval with every request. Staff went into detail about how the code does not mention a limitation on requests and it is at the discretion of the Planning Commission for approval. If the extension is denied, then the plat would need to be resubmitted and begin the process all over again. Mr. Dimas also mentioned that whichever code cycle in which the plat is submitted, it will remain under that code; any code changes

that occur between now and then do not apply. This can either be an advantage or disadvantage depending on how the code evolves but there have been no major code shifts since 2011. He informed the Commission that Staff is currently looking at an amendment to address extension requests to adjust the time period of more than six months at a time. The Commission also discussed putting applicant's on high alert acknowledging that the approval of subsequent extension requests (seven or more) will be highly scrutinized. Commissioner York added that he agrees with the concern for multiple time extensions but extensions citing difficulties because of COVID should be taken into consideration.

Commissioner Schroeder asked questions regarding New Zoning item "12". He asked about the lot layout and was concerned about the reduction of buffer yard (adjacency to the Light Industrial property) and side yard requirements and street widths (illegal on-street parking). Commissioner Schroeder also had questions for the Urban Transportation Plan Amendment item "13" about right-of-way.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. Debbie Lindsey-Opal (no address given), the applicant for item "12", addressed the Commission to address Commissioner questions. She confirmed that there will be professional, on-site management present at the development at all times to enforce all parking and maintenance requirements. Mr. Dimas confirmed that on-site management is written into the PUD document and can also be included in the ordinance once approved and final. Commissioner Schroeder expressed his agreement with that as this PUD is a particularly large development. Ms. Lindsey-Opal mentioned that in previous discussions with Staff (Solid Waste/Fire Department), they were also adamant that on-site management be provided due to the nature of the project.

Xavier Galvan with Urban Engineering addressed the Commission regarding Time Extension item "11" and gave some background information on where the project is at today.

There being no further public comment, Chairman Baugh closed the public hearing. A motion was made by Commissioner York to approve Staff's recommendation for items "2, 3, 4, 5, 6, 7, 8, 9, 11 & 13" as presented. The motion was seconded by Commissioner Miller and the motion passed with no abstentions.

A motion was made by Commissioner Schroeder to approve Time Extension item "10" as presented. The motion was seconded by Vice Chairman Dibble and the motion passed with Commissioner Salazar-Garza abstaining.

A motion was made by Commissioner Schroeder to approve Staff's recommendation for New Zoning item "12" with a condition added in the PUD ordinance that permanent, on-site management will always be present at the development to enforce all parking and maintenance requirements. The motion was seconded by Commissioner York and the motion passed.

A. Plats

New Plats

- 2. [20-1202](#) **20PL1045**
ROMERO TRACT, BLOCK 1, LOT 1 (FINAL - 0.7396 ACRES)
 Located east of Rodd Field Road and north of Slough Road (County Road 26).

- 3. [20-1203](#) **20PL1058**
CAYO DEL OSO SUBDIVISION, SECTIONS 4 & 5 (PRELIMINARY - 23.22 ACRES)
 Located south of Oso Parkway and east of Rodd Field Road.

- 4. [20-1204](#) **20PI1090**
TEXAS STATE AQUARIUM SUBDIVISION, LOT GR (FINAL - 9.52 ACRES)
 Located south of Breakwater Avenue and east of US Hwy 181.

- 5. [20-1205](#) **20PL1077**
WOOLDRIDGE CREEK UNIT 9, BLOCK 3, LOTS 1C & 1D (REPLAT - 4.29 ACRES)
 Located north of Wooldridge Road and west of Airline Road.

Time Extensions

- 6. [20-1206](#) **18PL1007 - 4TH REQUEST**
PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)
 Located south of SH 361 and east of South Padre Island Drive (Park Road 22).

- 7. [20-1207](#) **18PL1123 - 3rd REQUEST**
PADRE HARBOR UNIT 2 (FINAL - 25.24 ACRES)
 Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

- 8. [20-1208](#) **18PL1124 - 3RD REQUEST**
PADRE HARBOR UNIT 3 (FINAL - 60.9 ACRES)
 Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

9. [20-1209](#) **19PL1133 - 1ST REQUEST**
RODD PLAZA, BLOCK 1, LOTS 1 AND 2 (FINAL- 7.77 ACRES)
 Located east of Rodd Field Road and north of Yorktown Boulevard.

10. [20-1210](#) **18PL1076 - 4th REQUEST**
PARK SPRINGS IHS, BLOCK 1 LOTS 1 - 3 (FINAL - 3.87 ACRES)
 Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624).

11. [20-1211](#) **17PL1042 - 6th REQUEST**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
 Located on the northeast side of Granada Drive and west of Leeward Drive.

B. New Zoning

12. [20-1212](#) **Public Hearing - Rezoning Property at or near 702 South Navigation Boulevard**

Case No. 0920-02 - GMG Partners, LP: Ordinance rezoning property at or near 702 South Navigation Boulevard (located along the east side of south Navigation Boulevard, north of Bear Lane, west of Old Brownsville Road and south of Santa Elena Street), "IL" Light Industrial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

C. Urban Transportation Plan Amendment

13. [20-1213](#) Proposed Urban Transportation Plan Amendment - Deletion of Civitan Drive between Ayers Street and Crosstown Expressway (State Highway 286)

VI. Discussion and Possible Action Regarding the appointment of a Planning Commissioner Representative for the Update of the Historic Preservation Plan

Nina Nixon-Mendez, Assistant Director of Development Services and Historic Preservation Officer, presented item "VI". She informed the Commission the City received a grant from the Texas Historical Commission to update the Historic Preservation Plan. The plan needs an update as it was established in the 1990's. Consultants, McDoux Preservation, have been hired from Houston to assist with this project. Public outreach sessions will be done for community input as well as stakeholder representation. She anticipates the adoption

process will take one year. Commissioner Miller volunteered to serve as the Planning Commissioner representative.

VII. Director's Report: None.

VIII. Items to be Scheduled: None.

IX. Adjournment

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