



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, November 16, 2022

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to insure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

The meeting was called to order by Chairman Zarghouni at 5:30 p.m. A quorum was present with Commissioner York absent.

VII. Director's Report

Nina Nixon-Mendez, Assistant Director presented the Commissioner's with a Certification of Achievement Richard R. Lillie Program for Planning Excellence presented to the City of Corpus Christi from The American Planning Association Texas Chapter.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: Commissioner Munoz

Motion was made by Vice Chairman Miller to approve the absences list above and it was seconded by Commissioner Salazar-Garza. The motion passed.

IV. Approval of Minutes

1. [22-1928](#) Regular Meeting Minutes of November 2, 2022

A motion was made by Commissioner Mandel to approve the minutes listed above and it was seconded by Commissioner Motaghi. The motion passed

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

Mark Orozco, Development Services, read the Consent agenda into the record new plat items "2 through 9". The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends

approval. After Staff's presentation the public hearing was open, there being none the public hearing was closed. Commissioner Salazar-Garza made a motion to approve the Consent Agenda items "2 through 9" as presented by staff and was seconded by Vice Chairman Miller. The motion passed.

A. Plats

- 2. [22-1912](#) 22PL1043
PADMA ESTATES SUBDIVISION (OCL) (FINAL PLAT - 19.20 ACRES)
Located north of FM 2444 (Staples Street), west of County Road 41

- 3. [22-1915](#) 22PL1108
NUECES RIVER IRRIGATION PARK BLOCK 1 LOT 9A (FINAL - 1.57 ACRES)
Located south of County Road 52 and west of Hwy.77

- 4. [22-1922](#) 22PL1146
BRIDGES MILL VILLAGE UNIT 3 (FINAL - 12.906 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.

- 5. [22-1953](#) 22PL1119
665 PARTNERS COMMERCIAL (PRELIM PLAT - 101.63 ACRES)
Located north of FM 665 and west of FM 763 (OCL)

Plats with a Variance (Waiver)

- 6. [22-1913](#) 22PL1149
TYLER SUBDIVISION BLOCK 8 LOTS 12 & 13A (REPLAT - 0.275 ACRES)
Located south of Yorktown and east of Laguna Shores Rd.

- 7. [22-1930](#) **22PL1149 - SIDEWALK**
TYLER SUBDIVISION BLOCK 8 LOTS 12 & 13A (REPLAT - 0.275 ACRES)
Located south of Yorktown and east of Laguna Shores Rd.

Time Extension

- 8. [22-1929](#) 19PL1125
RIVER RIDGE UNIT 4 (PRELIMINARY - 38.75 ACRES)
Located north of County Road 52 and east of County Road 69.

B. New Zoning

- 9. [22-1967](#) **Public Hearing - Rezoning Property at or near southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street)**

Case No. 1022-05 Cypress Point Capital, LLC.: Ordinance rezoning property at or near the southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street), located along the east side of County Road 43, south of Farm to Market Road 2444 (South Staples Street), and west of County Road 41, from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

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

C. Public Hearing : Discussion and Possible Action Regarding the Westside Area Development Plan

- 10. [22-1980](#) Public Hearing for the adoption of a new Westside Area Development Plan, an element of the Plan CC Comprehensive Plan, rescinding the former Westside Area Development Plan adopted by ordinance #22166; and amending the Plan CC Comprehensive Plan

Annika Yankee, Planning Manager, presented item "10" for the record as shown above. She is here to present the Public Hearing for the adoption of a new Westside Area Development Plan, an element of the Plan CC Comprehensive Plan, rescinding the former Westside Area Development Plan adopted by ordinance #22166; and amending the Plan CC Comprehensive Plan. She covered the overview of the project, engagement summary, future land use map, the vision theme and the policy initiatives and last the public investment initiatives. Starting with the project overview, Area Development Plans (ADP) are plans for the City’s nine (9) Planning Districts. An ADP is similar in content to the City Comprehensive Plan but goes into more detail specific to the planning district. The City Planning Department has been working to update the ADPs since 2018. Several, including Westside, had not been updated since the late 1980’s. The westside study area it has a population of fifty-three thousand people, a median household income of thirty-three thousand, a median home value of seventy-one thousand, eighty-six percent Hispanic or Latino origin and in terms of educational attainment thirty-six percent without a high school degree. Eighty-seven percent of the housing units were built before the 1980’s and another statistic is that much of the sewer lines were also built in the 1940-50’s and 60’s. They held an open house to get public involved and asked what the most important factor was when considering future improvements, and the majority was economic development and quality of life. They also stated they want more housing choices, mixed use development, and more employment opportunities. They also did a survey and they had 326 participants with seventy-six percent that lived in study area.

Public services were top priorities for them. Others were water quality, improving existing parks, more housing such as single-family homes, transportation, and a desire for family activities. They did a second online survey to help the public review the draft plan, and they had 180 participants with forty-three percent that live in the westside and thirty percent that live and work in the westside area. They set up a guest book where people could leave comments and they received 44 comments, with top comments about recreational facilities, safety issues, economic stimulation.

Moving into the content of the draft plan, Mrs. Yankee reviewed the future land use map, which helps envision how an area can or should be developed and informs us for rezoning decisions. Future land use maps help keep development organized and assist with planning growths. From the survey they asked if people agreed with the future land use map and they received twenty-one percent definitely agree, fifty-two percent somewhat agree, four percent definitely disagree, and six percent somewhat disagree. Some comments were left saying this did not support a walkable community for the environment, there should be more high-density housing options and to be mindful to the historical areas. Next, she spoke about the vision theme and policy initiatives. The vision themes are a picture of the future that are accompanied by a vision statement. The policy initiative touches on different topics but helps reach top priorities that they identified in this process. There are three vision themes; the first one is revitalization. Westside neighborhoods are invigorated by economic development, preserved, and enhanced neighborhoods, and access to job training and educational opportunities. Next culture: the City celebrates the heritage of Westside neighborhoods by building on their deep-rooted culture. And last health and safety: Westside neighborhoods are safe, family-oriented communities that support a high quality of life.

There are seven policy initiatives and action items: 1) Enhance the overall sense of safety through improved programming and environmental design. 2) Improve transportation and drainage infrastructure to create a safe environment for all road users and mitigate impacts on the community from flooding. 3) Improve or expand facilities and programming to support a healthy lifestyle. 4) Support a variety of housing options and affordability levels to encourage homeownership and sustain the existing housing stock. 5) Preserve, promote, and celebrate the local history and culture of the Westside. 6) Expand public and private community services and programs. 7) Foster an environment for economic development that attracts new businesses, increases employment, and revitalizes or enhances existing commercial and industrial areas. Lastly, she talked about three maps that include public investment initiatives, which are broken up into short term, mid-term, and long term. Staff recommends approval of the Plan. They have an advisory committee that also recommends approval. Staff is seeking questions from the commissioners, and their recommendation, and then they will take to the City Council for a final hearing.

After staff presentation the floor was opened for any questions or comments from the commissioners. Vice Chairman Miller asked staff what tools they have to make this a reality when it comes to historic preservation. Staff answered there are rebate programs

for renovation, first you must identify areas where they are looking to see restoration of historic neighborhoods. Vice Chairman Miller asked where the funding would come from, staff answered typically the general fund for fee waivers. There are also tax abatement programs many cities offer. Commissioner Salazar- Garza said she is glad to see the westside area is being acknowledged and she believes in trying to keep the historic culture alive in that area. Chairman Zarghouni asked about the public outreach. Were there any in person meetings held being that some people may not have access to social media to make sure that we receive full input from the public. Staffed answered, yes, they do both. They had an initial open house public meeting for the first phase of engagement and then in June they also had two meetings, one during the daytime and one during the evening and the advisory committee meetings as well. Commissioner Munoz asked about the concern for homelessness when it comes to safety. Were there any specific initiatives for that concern. Staff stated the city is working on its own plan to support the homeless issue plan.

After discussion concluded, the public hearing was opened. Armon Alex (1610 La Joya Street) located in Los Encino's, stated that not enough information was given to the community. He feels a larger poll of public input is needed and that the priorities would be a little different then presented. Angela Leal (217 Glendale Drive) represents the Westside Business Association. They worked very closely with staff, and stated she is very proud of this remarkable plan and is very happy to be part of the plan. The public hearing was closed. Discussion continued between the Commissioners and staff. A motion was made by Commissioner Munoz to approve the Westside Area Development plan as presented by staff and was seconded by Commissioner Mandel. The motion passed.

D. Master Plan Amendment

11. [22-1966](#) Ordinance amending the Wastewater Collection System Master Plan for the Oso Wastewater Treatment Plant Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by amending the existing master plan located at Oso Parkway south of Yorktown Boulevard.

Nick Winkelmann, Corpus Christi Water Engineering Manager, presented item "11" for the record as shown above. Ordinance amending the Wastewater Collection System Master Plan for the Oso Wastewater Treatment Plant Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by amending the existing master plan located at Oso Parkway south of Yorktown Boulevard.

As requested by MPM Homes, the landowner, and data provided by Kimley Horn Engineering, this ordinance amends the City's Wastewater Collection System Master Plan ("Wastewater Master Plan"). The plan as shown was reviewed by Pape-Dawson Engineers Inc. After review, Pape-Dawson has confirmed that these lines are consistent with the new Master Planning process that is being completed by Pape-Dawson Engineers. The applicant initially reviewed the master plan to determine the alignment of the planned required wastewater collection lines. The extension of these lines will connect the area to the existing wastewater collection system. All public improvements will be

reviewed for approval to ensure that they meet the City of Corpus Christi standards and Infrastructure Design Manual. The site area totals 281.6 acres with 156.3 acres that will be developed. Development will consist of single family, multi-family, educational, commercial, and retail entities. Estimated flow from 156.3 acres of developed land is 403,629 gallons per day. The flow as per the original master plan is directed to the Starry Road Lift Station. City infrastructure is either constructed one segment at a time by private developers as development occurs or it is constructed ahead of private development by the city itself through the Bond program or Capital Improvement Program. When private land is developed, the utilities needed for the development must be constructed in accordance with the City's utility master plans and the utilities become part of the public utility system serving other development in the area. If the land to be developed does not have access to "reasonably available" wastewater infrastructure or if constructing new wastewater lines in accordance with the City's master plan is determined to be cost prohibitive, the developer may request a waiver from the requirement to connect to City wastewater system and instead install a septic system or private sewer line (i.e., force main) and lift station. The original master plan did include wastewater lines in this area, and these are primarily being followed with some location adjustments which is the reason for the amendment. Corpus Christi Water agrees that the new lines proposed would be appropriate with the existing master plan. Corpus Christi Water also agrees with the analysis as conducted by Pape-Dawson Engineers that shows that these proposed lines would be consistent with the new master plan.

Staff recommends approval of the proposed amendment to the Wastewater Collection System Master Plan for the Oso Wastewater Treatment Plant Service Area. After staff's presentation Commissioner Salazar-Garza asked, being the fact that there are 281.6 acres and out of that you're going to be using water for 156.3 acres what is planned for the rest of the acres. Staff answered the 156 acres will be for single family, multi-family, commercial and a school is planned for that area. He is not sure what the other remaining property will be used for, but some of the property is along the Oso Bay and Oso Creek so it is not developable. Vice Chairman Miller asked if this would be sized to tie in any developable land across Oso into Flour Bluff. The current Master Plan does not call for a cross over into the Starry Road lift station. There being no further discussion the public hearing was opened. There being none the public hearing was closed. Chairman Zarghouni asked staff if this proposed Master Plan amendment does it particularly reflects this property or does it affect other developments as well. Staff answered with the adjustment of the lines from the original master plan, they are primarily focused on this parcel, however it is designed to take flow on the north as well. Commissioner Munoz asked if staff could show the site map that shows the intended development in that area. Staff answered he does not have it on the computer, but he read the proposed acreage to be developed by use. Discussion continued between staff and the Commissioners. Once discussion concluded a motion was made by Commissioner Munoz to approve the Master Plan Amendment as presented by staff and was seconded by Commissioner Motaghi. The motion passed.

VIII. Future Agenda Items

Chairman Zarghouni informed the Commissioners that for the November 30th meeting the agenda will be posted on November 22nd and if they can please respond for their attendance on the 28th of November, it would be greatly appreciated.

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 6:32 p.m