



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, May 12, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order, Roll Call

The meeting was called to order and a quorum was established with Commissioner Mandel absent.

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: Commissioner Salazar-Garza

A motion was made by Commissioner Schroeder to approved the absence listed above and it was seconded by Vice Chairman Dibble. The motion passed.

IV. Approval of Minutes

1. [21-0561](#) Regular Meeting Minutes of April 28, 2021

A motion was made by Commissioner Schroeder to approve item "1". The motion was seconded by Commissioner Miller and the motion passed.

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

Chairman Baugh asked Staff to present the Consent Agenda, item V.A. Mr. Dimas 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 recommends approval. Staff also recommends approval for Time Extension item "6".

Mr. Dimas read New Plat item "5" into the record and updated the Commission that, as of today, Staff was informed that the northern half portion (above the center boulevard) of this plat has been sold from John Tamez to George Mostaghassi. It was suggested that this plat be removed from the "Consent" agenda to be considered individually as this revelation affects the conditional approval.

A motion to approve items "2, 3 & 6" as presented by Staff was made by Commissioner Miller and it was seconded by Commissioner York. The motion passed with no abstentions.

A motion to approve item "4" as presented by Staff was made by Commissioner Schroeder and it was seconded by Commissioner Salazar-Garza. The motion passed with Commissioner York abstaining.

A. Plats

2. [21-0562](#) 21PL1023
IDEA BELL ST. SUBDIVISION, BLOCK 1, LOT 1 (FINAL - 15.424 ACRES)
Located east of Crosstown Expressway and west of Ayers Street.
3. [21-0563](#) 21PL1026
LAGUNA ACRES, BLOCK 5, LOT 15B (FINAL REPLAT - .2 ACRES)
Located south of Horne Road and west of Columbia Parkway.
4. [21-0564](#) 21PL1039
LOKEY SUBDIVISION, TRACTS A2-A & A2-B, LOT 4 (FINAL REPLAT-1.72 ACRES)
Located south of Holly Road and east of Patton Street.
5. [21-0579](#) **20PL1078 - CONDITIONAL**
KING'S LAKE WEST (PRELIMINARY - 284.00 ACRES)
Located south of Weber Road (F 43) and east of CR 43.

Mr. Dimas stated the change in ownership affects the conditional approval to no longer consider the portion of the plat that was sold to Mr. Mostaghassi ("save and except").

He explained the following conditional comment throughout the document: "The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed."

Due to the transfer of land, this conditional comment would only apply to the portion owned by Mr. Tamez (25% of the original plat) once the 50% threshold is reached. Therefore, Staff feels an amended preliminary plat should be submitted to only reflect the property owned by Mr. Tamez. Also, the center boulevard must be fully constructed as part of his property (100-foot Right-Of-Way); it would not be beneficial to split the construction of the boulevard in half between the responsibility of two different

developers. Mr. Dimas mentioned that reaching a determination for the plat is difficult because the design could potentially change for the northern portion.

Mr. Dimas told the Commission the plat has the following voting options: table, deny or proceed with the action to "save and except" with conditional approval. If the Commission chooses to table the plat then they would also need to include a statement for the applicant to waive the 30-day statute of approval ("shot-clock").

After Staff's presentation, the floor was opened for Commissioner comments/questions. Discussion took place regarding fire access and the construction of the center boulevard and County Road 43. After discussion concluded, the public hearing was opened. Engineer of record, Jeff Coym, addressed the Commission. He informed the Commission that the sale/contract to Mr. Mostaghassi included the condition that his portion would follow the same design from the original plat; includes the entirety of the center boulevard as his property line. Mr. Coym stated they are amenable to an action to table the plat. Discussion also took place regarding county road construction standards.

There being no further public comment, the public hearing was closed. A motion was made by Commissioner Schroeder to table item "5" with the applicant waiving the 30-day statute. The motion was seconded by Vice Chairman Dibble and the motion passed.

Time Extension

6. [21-0565](#) 19PL1096
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.

VI. Public Hearing (Item B): Discussion and Possible Action

B. Tabled Zoning

7. [21-0334](#) **Public Hearing - Rezoning Property at or near 7610 Slough Road**

Case No. 0221-03 - Cardinal Investments and Holdings, LLC: Ordinance rezoning property at or near 7610 Slough Road (located east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road) from the "FR" Farm Rural District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development.

Mr. Dimas read item "7" into the record as shown above. This rezoning case was tabled at the Planning Commission meeting of March 17, 2021 per the applicant's request. The purpose of the rezoning request is for a Planned Unit Development (PUD) that will consist of 16 single-family townhouse lots. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps;

described the existing land uses and zoning districts adjacent to the property.

Mr. Dimas went over the history of zoning patterns and UDC requirements for the rezoning (buffer yard/setbacks). He also went over available municipal facilities. He informed the Commission that of the 41 public notices that were mailed, zero notices were returned in favor of the change of zoning request and 16 notices were returned in opposition (24.75%). He mentioned that opposed public comments were read into the record at the March 17th meeting and no additional comments were submitted since then (comments were also attached to the Staff report provided). He gave a brief summary of the comments which for the majority consisted of concern for an increase in traffic, noise and density and also an invasion of privacy for adjacent property owners. Mr. Dimas noted that both Ametrine Drive and Slough Road are "C1" collector streets and are designed to funnel traffic.

Mr. Dimas proceeded to go over the requested PUD deviations between the "RS-6" and "RS-TH" districts which has been updated since the original submission. As part of the rezoning process, all PUDs are reviewed by the Technical Review Committee (TRC). In response to the comments from TRC, the applicant updated the site design to include increased street yard setbacks. Updates to the street included eliminating on-street parking, identify the street as one-way, and the addition of a sidewalk on one side of the private street. Based on the updates, the proposed PUD is compliant with Section 3.5.4 of the UDC. TRC reviewed the updates to the PUD and recommended approval on April 29th. TRC encourage that on-street parking is prohibited and should be enforced by the Homeowner's Association (HOA). Each lot will have four off-street parking spaces (two in the garage and two in the driveway). Mr. Dimas also presented a master site plan to show the design layout.

Based on Staff analysis, Staff recommends approval of the change of zoning with the following conditions:

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the Property in accordance with The Dolce Vita Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all TRC requirements.
2. Parking: The property must have a minimum of four off-street parking spaces (two garage spaces and two driveway spaces) per dwelling unit.
3. Private Street Access: On-street parking is prohibited. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate "No Parking."
4. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
5. Time Limit: An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

After Staff's presentation, the floor was opened for Commissioner comments/questions.

Commissioner Schroeder asked about the maximum building height and if the development will include two-story units. Commissioner York expressed that a condition be included to specify the minimum setback for the garage door is 20-feet; the setback shall be measured from the right-of-way line on the western side of the private road and from the interior line of the pedestrian easement on the eastern side of the private road.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. Representing the applicant, David Walker, addressed the Commission in support of the rezoning case and address questions. He stated the site plan indicates a utility easement on both the west and east side. He stated that they would like to reserve Lot 13 as a common area for mail pick-up with short-term, temporary parking. He said they are amenable to Commissioner York's suggestion condition mentioned above. He also confirmed that the units will be single-story and are not opposed to a condition for 35-foot maximum building height.

There being no further public comment, the public hearing was closed. Further discussion took place regarding parking and striping/signage. A motion was made by Commissioner York to approve Staff's recommendation along with the following additional conditions:

Height: The maximum height for any structure within the Planned Unit Development is 35-feet.

Setback: The minimum setback for the garage door is 20-feet. The setback shall be measured from the right-of-way line on the western side of the private road and from the interior line of the pedestrian easement on the eastern side of the private road.

Private Street Access: On-street parking is prohibited, except for temporary parking in front of lot 13. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate "No Parking."

Commissioner Schroeder seconded the motion. A roll call vote took place and the motion passed unanimously.

VII. Future Agenda Items: None.

VIII. Director's Report: None.

IX. Adjournment

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