



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

---

Wednesday, March 23, 2022

5:30 PM

Council Chambers

---

#### I. Call to Order, Roll Call

The meeting was called to order and a quorum was established with Chairman Dibble and Commissioner York absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Javier Gonzalez.

A motion was made by Commissioner Salazar-Garza to approve the absence listed above and it was seconded by Commissioner Zarghouni. The motion passed.

#### IV. Approval of Minutes

##### 1. [22-0552](#) Regular Meeting Minutes of March 9, 2022

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

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

Vice Chairman Schroeder asked Staff to present the Consent Agenda, items "2 through 11". Commissioner Salazar-Garza requested that items "8 & 9" be pulled from Consent to be considered individually. Andrew Dimas, Development Services, read the Consent agenda into the record. New Plat items "2 through 6" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff recommends approval for Time Extension item "7". Staff also recommends approval for New Zoning items "10 & 11". After Staff's presentation, Vice Chairman Schroeder opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Gonzalez to approve items "2 through 7; 10 & 11" as presented by Staff and it was seconded by Commissioner Mandel. The motion passed.

**A. Plats****New Plats**

2. [22-0519](#) 21PL1168  
OSO RANCH (PRELIMINARY- 45.523 ACRES)  
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.
3. [22-0520](#) 21PL1172  
KING'S LANDING UNIT 3 (FINAL - 21.691 ACRES)  
Located north of Lady Claudia Street and west of London Pirate Road.
4. [22-0521](#) 22PL1004  
KING'S LANDING UNIT 4 (FINAL - 29.640 ACRES)  
Located north of Lady Claudia Street and west of London Pirate Road.
5. [22-0523](#) 22PL1025  
LAGUNA VISTA SHORES, BLOCK 5, LOT 7R (REPLAT - 0.291 ACRES)  
Located east of Laguna Shores Road and north Riverdale Drive.
6. [22-0532](#) 22PL1026  
FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS, BLK 21, LOT 14-C & 15-B (REPLAT - 19.32)  
Located North of Yorktown Boulevard and East of Cimarron Boulevard.

**Time Extension**

7. [22-0524](#) 19PL1124  
FIFTH QUARTER INDUSTRIAL PARK (PRELIM - 22.88 ACRES)  
Located east of North Padre Island Drive and north of Bates Street.

**Plat with a Variance (Waiver)**

8. [22-0543](#) 21PL1138  
SARATOGA DOWNS, UNIT 4A (FINAL: +/-15.51 ACRES)  
Specifically located at 1802 Lands Road, generally located north of Lands Road, southwest of Martin Drive terminus.
9. [22-0544](#) **21PL1138: STREET WAIVER & HALF STREETS - CONDITIONAL**  
SARATOGA DOWNS, UNIT 4A (FINAL: +/-15.51 ACRES)  
Specifically located at 1802 Lands Road, generally located north of Lands Road, southwest of Martin Drive terminus.

Mr. Dimas presented items "8 & 9" for the record as shown above. The applicant is requesting a waiver from construction to the Street Right-of-Way Dimensional Standards in Section 8.2.1.B. of the UDC (item A) and approval of half street construction (item B) for Martin Street and Lands Drive which are collector streets on the Urban Transportation Plan (UTP). He explained the proposals for Items A & B in detail below:

Item A:

To build all local residential streets within the subdivisions of Saratoga Downs Unit 4A and 4B using a 40 foot right-of-way (ROW) width, with a 28 ft paved street section and a 4 ft. sidewalk on one side of the street. This is to accommodate subdivision design. The request will deviate from the L-1C/L-1D type street standard 46 foot ROW width, a 28 foot paved street section with a 4 foot sidewalk on both sides.

Item B:

To build half streets for Martin Street and Lands Drive, both Collectors on the UTP. Developer is requesting to build Martin Street with a 35 foot ROW half street width, a 24 foot paved street section and a 5 foot sidewalk on the development side of the street. They also are requesting to build Lands Drive with a 30 foot ROW half street width, a 24 foot paved section and a 5 foot sidewalk. The typical Minor Residential Collector street has a 60 foot street ROW width, a 40 foot paved section and 5 foot sidewalk on both sides.

Mr. Dimas stated that UDC Section 3.8.3.D Waivers, allows requests to deviate from the design standards in Article 8, Street Right of Way Dimensional Standards, a 46 foot wide street section described under section 8.2.1.B. The builder solution to make 2-way streets on 40 foot right-of-ways is to build a 28 foot paved section with one, 4 foot sidewalk on one side of the street instead having sidewalks on both sides of the street. However, there is sufficient ROW to support a second 4 foot sidewalk. He pointed out that this neighborhood is in the walking proximity of "Los Encinos Elementary School" and sidewalks are expected to be use on a daily basis to walk towards the school. If sidewalks are built on one side of the street only it may cause a safety issue with the daily traffic of pedestrians.

Staff recommends approval of Item A contingent on providing sidewalks on both sides of the street; approval of Item B to build a 35 foot right-of-way half street on Martin Street and to build a 30 foot right-of-way half street on Lands Drive. Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The Planning Commission may choose to follow or decline Staff's recommendation, and may approve, approve with conditions, or deny the waiver request.

After Staff's presentation, the floor was opened for Commissioner questions. After Staff clarified Commissioner questions, the public hearing was opened. Developer for the project, Bart Braselton, addressed the Commission in support of the waiver request. He mentioned there have submitted subdivisions with a similar design (London

Towne/Rancho Vista) which previously been approved by the Commission. He also noted that this design creates a larger depth for driveways. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Zarghouni to approve Staff's recommendation for items A & B, and it was seconded by Commissioner Miller. The motion passed.

**B. New Zoning**

**10. [22-0533](#) Public Hearing - Rezoning Property at 6801 Sandra Lane**

Case No. 0322-03, Sergio and Martha Guerrero: Ordinance rezoning property at or near 6801 Sandra Lane (located along the south side of Sandra Lane, north of Saratoga Boulevard, east of Airline Road, and west of Summer Ridge Drive) from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District .

**11. [22-0534](#) Public Hearing - Rezoning Property at 3802 Saratoga Boulevard (State Highway 357)**

Case No. 0322-04, Corpus Christi Island Apartment Villa Management Group, LLC & Thomas Weber LC: Ordinance rezoning property at or near 3802 Saratoga Boulevard (Located along the 3802 Saratoga Boulevard (State Highway 357), located along west side of Weber Road, east of Kostoryz Road, and north of Saratoga Boulevard) from the "RM-1" Multifamily District to the "RM-3" Multifamily District.

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

**C. Plat with a Variance (Waiver)**

**12. [22-0522](#) 22PL1018  
POMPANO PLACE, BLOCK 1, LOT 6R (REPLAT - 0.515 ACRES)  
Located south of Mediterranean Drive and west of Laguna Shores Road.**

**13. [22-0530](#) 22PL1018 - SIDEWALK  
POMPANO PLACE, BLOCK 1, LOT 6R (REPLAT - 0.515 ACRES)  
Located south of Mediterranean Drive and west of Laguna Shores Road.**

Mr. Dimas presented items "12 & 13" for the record as shown above. He mentioned that the accompanying plat satisfies all requirements of the UDC/State Law and TRC recommends approval. He proceeded with the presentation for the sidewalk waiver. The sidewalk waiver request is for Mediterranean Drive. For location purposes, he presented an aerial map of the subject property. He proceeded to outline the factors in support and against the waiver. The sidewalk waiver request is for Mediterranean Drive.

The applicant states that they do not believe the sidewalk should be required because:

1. There are currently no adjacent sidewalks along Mediterranean Drive to connect to.
2. There are open ditches along the right of way of Mediterranean Drive which would make it unsafe for pedestrian to use sidewalk.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
4. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render subdivision of land unfeasible.

Factors weighing against the waiver:

1. Mediterranean Drive is a collector street on the Transportation Plan and a sidewalk network could be started on Mediterranean Drive.
2. A sidewalk network exists on the opposite corner of Laguna Shores and Mediterranean Drive and Samoa Drive and Mediterranean Drive.
3. Since Mediterranean is on the UTP, the Bike Mobility Plan and the ADA plan it does not qualify for the exemptions on section 8.2.2.C.5.a in the UDC.
4. There is a bus stop 220 feet away from the corner of the lot.

Section 3.30.1 and 8.1.4 of the UDC require construction of sidewalk as part of the platting process. The UDC also states, under §8.2.2.B.1, that a waiver may be granted, in accordance with the procedures outlined in §3.8.3.D. Further UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the property fronts on a street that is listed on the MobilityCC Plan as an Arterial it does not qualify for an exception.

Staff recommends denial of the waiver from the sidewalk construction requirement. Planning Commission may choose to follow or decline Staff's recommendation, and may approve, approve with conditions, or deny the waiver request. After Staff's presentation, Vice Chairman Schroeder opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Miller to approve the plat and the sidewalk waiver request, items "12 & 13", and it was seconded by Commissioner Salazar-Garza. The motion passed.

**VII. Director's Report: None.**

**VIII. Future Agenda Items: None.**

**IX. Adjournment: There being no further business to discuss, the meeting adjourned at 6:00 p.m.**