



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, April 19, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

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

II. PUBLIC COMMENT: Ben Molina, 2501 SPID, Director of Government Affairs for the Coastal Bend Homebuilders Association, discussed the Airport Hazard Overlay. The Coastal Bend Homebuilders would like to offer their assistance as a resource as the Planning Commission moves forward.

III. Approval of Absences: None.

IV. Approval of Minutes:

1. [23-0698](#) Regular Meeting Minutes of April 5, 2023.

A motion was made by Commissioner York to approve the minutes listed above and seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

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

Chairman Zarghouni stated Commissioner York would be abstaining from Item 4.

Mark Orozco, Development Services, read the Consent agenda items 2, 3, 5, 6, and 7 into the record as shown below; plat items 2, 3, 5, 6, and 7. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner Lerma asked for detailed information on the layout. Mr. Orozco explained that there was a unit that had more lots, so a majority of the lots were moved to Unit 23. Mr. Dimas stated the line that divides the various units can change over time, and the preliminary and final plat have to have that realignment occur.

After Staff's presentation, Chairman Zarghouni opened the Public Hearing.

Hearing no Public Comments, Chairman Zarghouni closed the Public Hearing.

A motion was made by Commissioner York to approve the Consent Items 2, 3, 5, 6, and 7 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

Mark Orozco, Development Services, read the Consent agenda item 4 into the record as shown below; plat item 4. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

After Staff's presentation, Chairman Zarghouni opened the Public Hearing.

Hearing no Public Comments, Chairman Zarghouni closed the Public Hearing.

A motion was made by Commissioner Salazar-Garza to approve the Consent Item 4 as presented by staff and seconded by Commissioner Motaghi. The Vote: Aye: Chairman Zarghouni, Commissioners Mandel, Salazar-Garza, Motaghi, Lerma, and Hedrick. Abstain: Commissioner York. The motion passed.

A. Plats

2. [23-0636](#) 23PL1003
CORPUS CHRISTI LEOPARD ADDITION, BLOCK 1, LOT 1 & 2 (REPLAT-1.76 ACRES)
Located north of Leopard and east of Mountain View Rd.
3. [23-0620](#) 22PL1185
OSO RIVER ESTATES, UNIT 3 (FINAL - 51.55 ACRES)
Located north of Holly Road and east of Ennis Joslin Road.
4. [23-0693](#) 23PL1034
PORT-AYERS SUBURBAN CENTER, BLOCK B-1, LOT 8R (REPLAT-3.55 ACRES)
Located north of Ayers St. east of Port Ave.
5. [23-0696](#) 22PL1033
PRELIMINARY PLAT OF RANCHO VISTA SUBDIVISION (PRELIMINARY-98.70 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.
6. [23-0691](#) 21PL1065-CONDITIONAL
RANCHO VISTA SUBDIVISION UNIT 23 (FINAL-10.62 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

7. [23-0690](#) 21PL1066-CONDITIONAL
RANCHO VISTA SUBDIVISION, UNIT 24, (FINAL-8.58 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

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

VII. **Future Agenda Items: None.**

VIII. **Adjournment of Planning Commission.**

There being no further business to discuss, the meeting adjourned at 5:39 pm.

IX. **Convene Airport Zoning Commission (Planning Commission).**

X. **Call to Order, Roll Call:**

Chairman Zarghouni called the meeting to order at 5:40 pm and a quorum was established to conduct the meeting, with Vice Chairman Miller and Commissioner Munoz absent.

XII. **Approval of Absences: None.**

XIII. **Approval of Airport Zoning Commission Minutes: February 22, 2023**

8. [23-0697](#) Airport Zoning Commission Minutes February 22, 2023.

A motion was made by Commissioner York to approve the minutes listed above and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

XIV. **Airport Hazard Overlay District**

9. [23-0707](#) Airport Hazard Overlay District Presentation.

Andrew Dimas presented the Airport Hazard Overlay District:

Air Installation Compatibility Use Zone (AICUZ) updates occurred in 2009 and were followed by the 2013 Joint Land Use Study (JLUS). The Joint Land Use Study (JLUS) was done in partnership with the United States Navy involving the declaration of various zones including the Safety, Light, Noise, and Vertical Obstruction Subzones of NAS-CC, NOLF Cabaniss, NOLF Waldron, and the Corpus Christi International Airport (CCIA). Further updates occurred with the 2020 AICUZ of NOLF Cabaniss and NOLF Waldron.

Formerly, the Unified Development Code (UDC) via Section 6.5 Air Installations Compatible Use Zones (AICUZ) is used as a guideline during the rezoning process to evaluate the compatibility of land uses within the designated Accident Potential Zones

(APZs) of the AICUZ.

Today, the Unified Development Code (UDC) via Section 6.5 Military Compatibility Area Overlay District (MCAOD) places limitations on land use, density, lighting, noise, and vertical obstructions in around Naval installations.

Safety Subzone (SS): Safety Subzone is a subzone within the within the Airport Hazard Overlay District (AHOD) consisting of the Clear Zone, Accident Potential Zone 1, and Accident Potential Zone 2 based on AICUZ design.

Noise Subzone (NS): Noise Subzone is a subzone within the AHOD consisting of the area located off installation that fall within the noise contours greater than 65 dB DNL noise levels associated with aircraft activities.

Vertical Obstruction Subzone (VOS): Vertical Obstruction Subzone is a subzone within the AHOD consisting of a 3-D geographic area comprised of imaginary surfaces.

Light Zone (LS): Light Subzone is a subzone within the AHOD consisting of areas that may generate ambient light and the direction of light that have the potential to affect operations and controller visibility.

Use Hazards: Electrical/visual interference, glare, smoke, dust, protected airspace, bird strikes, and additional aeronautical review.

Plat Notice: A notice shall be placed on all final plats for properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable.

Supplemental Information: Whenever any application for a change in zoning in a AHOD is filed, the director of development services should make formal request to the Director of the Corpus Christi International Airport and the United States Navy at least thirty (30) days prior to the zoning commission hearing for any relevant statistics, operational activities information, technical data, or other studies with bearing on the request. Staff encourages the use of the adopted UDC Compatibility Districts for future rezonings.

Commissioner Lerma asked how many existing houses are in the overlay district.

Mr. Dimas stated in Clarkwood, at least 20 homes, a mobile home park, and more outside the area. The GIS maps state those areas are outside of the overlay district.

Commissioner Lerma asked about the level of outreach.

Chairman Zarghouni discussed the notification process; he would like the public to be notified when the zoning changes so the public and land owners know what is happening.

Mr. Dimas stated they will reach out to individuals via letters, signs, and QR codes.

Commissioner Lerma stated that not everyone is tech savvy and don't have computers or cell phones; and we need to get the information to them.

Mr. Dimas stated they will do signs and traditional mailouts.

XV. Director's Report: None.

XVI. Future Agenda Items: None.

XVII. Adjournment of Airport Zoning Commission.

There being no further business to discuss, the meeting adjourned at 5:52 pm.