



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, May 17, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Vice Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting; Chairman Zarghouni and Commissioner Mandel were absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Mandel, Munoz, and Lerma.

A motion was made by Commissioner York to approve the absences and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes:

1. [23-0811](#) Regular Meeting Minutes of May 3, 2023

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

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

A. Plats

Mark Orozco, Development Services, read Consent Agenda items 2, 3, 4, 5, 6, 7, and 8 into the record as shown below; plat items 2, 3, 4, 5, 6, 7, and 8. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner York asked to please explain the verbiage 'providing for a penalty not to exceed \$2,000.00 and publication' on Item B, #8.

Attorney Brice stated that is the maximum penalty for any zoning violation.

Commissioner York asked if there was a zoning violation.

Attorney Brice explained that no, there is no violation. It's part of the Ordinance. The city will adopt the code for zoning RS-6 and if anyone violates the zoning years from

now that is the maximum daily penalty.

Commissioner York stated he had minor corrections and things to be changed on the notes for Whitecap.

Assistant Director Nina Nixon-Mendez stated the corrections were made; no need to approve 'as amended'.

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

Hearing no Public Comments, Vice Chairman Miller closed the Public Hearing.

A motion was made by Commissioner York to approve the Consent Items 2, 3, 4, 5, 6, 7, and 8 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

2. [23-0823](#) 23PL1044
 MCNORTON SUBDIVISION #2, BLOCK 4, LOTS 12A & 12B (REPLAT-0.52
 ACRES)
 Located north of McNorton Rd. and west of Caroline Rd.
3. [23-0874](#) 23PL1032-CONDITIONAL
 WHITECAP (FINAL - Unit 1B 12.86 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
4. [23-0875](#) 23PL1037-CONDITIONAL
 WHITECAP (FINAL - Unit 1A 5.61 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
5. [23-0876](#) 23PL1038-CONDITIONAL
 WHITECAP (FINAL - Unit 1C 4.87 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
6. [23-0877](#) 23PL1039-CONDITIONAL
 WHITECAP (FINAL - Unit 1D 11.33 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
7. [23-0878](#) 23PL1040-CONDITIONAL
 WHITECAP (FINAL - Unit 1E 21.24 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard

B. New Zoning

8. [23-0836](#) **Public Hearing- Rezoning for property located at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33).**
Zoning Case No. 0423-03 Agape Ranch, (District 3).
Ordinance rezoning a property at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33) from the interim "FR" Farm Rural District, established upon annexation, to the "RS-6 Single-Family 6 District. Providing for a penalty not to exceed \$2,000 and publication.

VI. Briefing: United Development Code Update

9. [23-0871](#) Unified Development Code Update Briefing - Zoning

Assistant Director Nixon-Mendez stated the consultant, Camiros Limited, will present a refresher for our UDC update concerning zoning provisions and provide a summary of the proposed changes plus how we would like to move forward. We plan to schedule a joint Planning Commission/City Council meeting sometime in June for the update.

Ms. Stungys' presented a PowerPoint of the United Development Code updates.

Commissioner York asked about the buffer zones; if we have language that you don't have to do a buffer zone if you're the lesser zoning; and they don't have to put in a buffer zone.

Ms. Strungys' stated new development is required to install the buffer; heavy industrial has to do it. The more intensive use is responsible to install the buffer. If the building is already there, it stays there until something new is done.

Commissioner York asked what the next step is in this process.

Assistant Director Nixon-Mendez stated this is a briefing; no action to be taken. If we have updates related to the draft, we will bring those forward at the next Planning Commission meeting. Early Summer, we hope to set up a Planning Commission/City Council meeting along with a Public Hearing.

Commissioner Salazar-Garza asked about off street parking standards regarding multi-tenant developments that have two or more uses on one site; what kind of rate-based formula will you use for parking standards.

Ms. Strungys' stated it is essentially based on the mix of uses that you have on the site and how it has been used historically. The formula takes into account the cars coming onto the site based on daily or nightly uses; and how people are using the businesses that are there to allow for that reduction.

Commissioner Salazar-Garza asked about tenants parking in front of their businesses, they have issues with that and wants to know how they are reducing that on the formula.

Ms. Stungys' it is not a great reduction that happens but provides enough flexibility. More parking is not restricted.

Commissioner Munoz asked about the PUDs and enhanced design; who decides what is enhanced?

Assistant Director Nixon-Mendez stated staff would review based on these examples of enhanced design, and the developer may have designs. Staff would review to make sure the design meets the criteria, and ultimately it would be the Planning Commission's recommendation to City Council.

Vice Chairman Miller asked what happens to the existing zoning districts that are going to be eliminated.

Assistant Director Nixon-Mendez stated we have a transition table that shows what districts would roll over to another district. If for any reason there might be a use that is no longer allowed in that district, that would be a legal non-conforming use.

Vice Chairman Miller asked about the downtown overlay; if there are any parking requirements.

Assistant Director Nixon-Mendez stated there are no off-street parking requirements.

Vice Chairman Miller stated most larger cities there are paid parking garages to assume all of the parking needs which we don't have here. Will this happen organically?

Assistant Director Nixon-Mendez stated what she has seen at the Cosmopolitan is wrap-around parking with two floors of parking in the interior. New construction would include parking on-site. There is quite a bit of available surface parking downtown.

Ms. Stungys' stated exempting downtown from required parking is something you see in big and small towns. There is no prohibition on parking as things come in. When you look at the central business district, there are no prohibitions.

Vice Chairman Miller stated we have quite a few large events downtown. As the need is more prevalent, the private sector will respond with parking solutions.

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:12 pm.