



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission Workshop

Wednesday, May 31, 2017

5:30 PM

Council Chambers

PUBLIC NOTICE - - ITEMS ON THIS AGENDA ARE FOR PLANNING COMMISSION'S INFORMATIONAL PURPOSES ONLY. NO OTHER ACTION WILL BE TAKING PLACE AND NO PUBLIC COMMENT WILL BE SOLICITED.

I. Call to Order, Roll Call

II. BRIEFINGS/PRESENTATIONS

1. [17-0686](#) Zoning, Platting and Annexation Presentations

Andrew Dimas, Development Services, began the workshop with a presentation on the Zoning process along with how it's defined and the background of the Unified Development Code (UDC). Mr. Dimas explained the differences between a "project specific" zoning case and a "speculative" case. He stated there are many factors to be considered when reviewing a zoning case such as infrastructure, the history, land use trends, Future Land Use, and UDC requirements. He also stated the Comprehensive Plan - Plan CC is the policy to be followed when considering zoning cases in which the Area Development Plans and Master Plans are encompassed. After Staff's presentation, comments/questions by Commissioners included infrastructure concerns with respect to infill development.

After comments and questions by Commissioners concluded, Ratna Pottumuthu with Development services, began the presentation on the Platting process. She went over the types of plats and explained that Final plats/Replats require Planning Commission approval and Minor, Amending/Vacating plats can be approved administratively. She described the public notification requirements with respect to final plats/replats per the Local Government Code (LGC), Chapter 212 and how notices are classified by whether the plat has a variance or not. A notice for Final plats/Replats without a variance, conforms to the UDC and the LGC, Chapter 212 requirements. The Commission was also informed that Development Services has updated their public notification forms to specifically state if the plat has a variance and to indicate what type of variance is being requested; allowing the property owner the option to object for the record. If the plat does not have a variance, the public notice will no longer contain the option for a property owner to protest. Discussion took place regarding the types of plats that have variances such as exemption requests and planned unit developments. It was suggested by Chairman Villarreal to possibly consider adding plat comments to the agenda packet for the Commission's review.

After Ms. Pottumuthu's presentation, Julio Dimas, Interim Director of Development Services, went over general procedures of a Planning

Commission meeting such as making clear/specific motions and seconds . He informed the Commission that for future cases, the use of a "motion cheat sheet" will be provided in agenda packets in the form of a "fill in the blank" format for the Commissioners to recite. Mr. Dimas also went over procedures to take during public comment that would allow for a more efficient process.

After discussion took place regarding general point of order procedures, Ms. Keren Costanzo with the Planning Department, addressed the Commission regarding the proposed Annexation Policy. Ms. Costanzo first defined annexation and the extraterritorial jurisdiction for the Commission. She provided a map demonstrating the annexation history of the City of Corpus Christi. She explained to the Commission the differences between a policy versus a program/plan. Ms. Costanzo stated that an annexation policy is not a legal requirement but is strongly recommended by the Texas Municipal League (TML). They recommend providing a policy that establishes a clear purpose with strategies and policy statements. She outlined which Texas cities have an annexation policy and the cities without a policy. Ms. Costanzo summarized the community outreach that has taken place within the last few months and future stakeholder meetings. She informed the Commission that attendees had an opportunity to utilize an online software system for a live poll at the May 12, 2017, stakeholder meeting. Part of the poll asked attendees what word/phrase comes to mind when they hear the word "growth". Another question asked to rate the most important policy criteria of the six criteria that are listed in the draft document policy. The policy criteria of Economic and Fiscal Impacts ranked the highest in the live poll. Ms. Costanzo stated the second stakeholder meeting will be held on June 01, 2017 where the revised draft document will be provided/reviewed. The next step will be to update the draft and bring forth to the Planning Commission in June. Ms. Costanzo pointed out that the proposed annexation policy does not contain a policy regarding disannexation but Staff would take guidance from the Commission for consideration and any other recommendations as the policy will be a living document and can be amended.

The proposed Annexation Policy presentation was the last presentation and therefore concluded item "1".

III. Director's Report

None.

VI. Items to be Scheduled

None.

V. Adjournment

There being no further business to discuss, Vice Chairman Lippincott adjourned the meeting at 7:00 p.m.