



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, March 7, 2018

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with no absences.

II. Approval of Minutes

1. [18-0298](#) Regular Meeting Minutes of February 21, 2018

A motion to approve item "1" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Greg Collins, Development Services, read items "2, 3, 4, 5, 6 & 7" into the record as shown below. Mr. Collins stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

After Staff's presentation, Chairman Villarreal opened the public hearing. Carlos Garcia, owner of the property for item "7", addressed the Commission and informed them he has requested a wastewater construction waiver/lot & acreage fee exemption for the subject property. He plans to install a septic tank. The Commission was informed by Mr. Collins that Staff has received his request and it is currently being evaluated. Mr. Collins stated that a presentation/recommendation for the request will be scheduled for the next Planning Commission meeting for consideration. Representing Mr. Garcia for item "7", William Buckingham with Oliveira Land Survey/Tradewinds Consulting Group, addressed the Commission to answer questions regarding wastewater. Chairman Villarreal recommended to table item "7" so that the waiver/exemption request can be considered before the plat approval. With no one else coming forward, the public hearing was closed.

A motion to approve items "2, 3, 4, 5 & 6" was made by Commissioner Baugh and seconded by Commissioner Ezell. The motion passed. A motion to table item "7" was made by Commissioner Baugh and seconded by Commissioner Ezell. The motion passed.

2. [18-0299](#) **17PL1109**
LANTANA INDUSTRIAL AREA, BLOCK 10, LOTS 24A AND 24B
(REPLAT - 6.43 ACRES)
Located south of Leopard Street and east of Lexington Boulevard.
3. [18-0300](#) **17PL1053**
CONGRESS PLACE UNIT 2, BLOCK 6, LOTS 7A AND 7B (REPLAT -
2.86 ACRES)
Located east of Weber Road and north of Saratoga Boulevard.
4. [18-0301](#) **17PL1071**
CIMARRON CENTER, BLOCK 1, LOTS 8E & 8F (REPLAT - 1.301
ACRES)
Located north of Dunbarton Oak Drive and west of Cimarron Boulevard.
5. [18-0302](#) **18PL1001**
ROB-LEX INDUSTRIAL AREA, BLOCK 1, LOTS 13R & 14 THRU 17
(FINAL - 5.60 ACRES)
Located south of Agnes Street (S.H. 544) and east of North Padre Island Drive (S.H. 358).
6. [18-0303](#) **18PL1010**
THE ESPLANADE UNIT 1, BLOCK 2, LOTS 3BR & 7AR (REPLAT -
4.12 ACRES)
Located east of South Staples Street and south of Esplanade Drive.
7. [18-0311](#) **17PL1119**
C.R. GARCIA SUBDIVISION, BLOCK 1, LOT 4 (FINAL - 1.615 ACRES)
Located south of Leopard Street and east of Rand Morgan Road.

Time Extensions

8. [18-0304](#) **17PL1042**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.

Mr. Collins read item "8" into the record as shown above. He informed the Commission the plat was originally approved on August 23, 2017. This is the first request and the applicant is requesting a six month time extension. The applicant proposes to replat the property in order to create a Planned Unit Development for a townhome development. Construction plans were submitted and have been reviewed by Staff. The engineer is addressing Staff comments. Once the plans have been approved, the developer will request bids in order to start construction. Mr. Collins stated the applicant is making good progress and Staff recommends approval.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Dibble to approve item "8" and Commissioner Schroeder seconded. The motion passed.

9. [18-0305](#)

0516049-P024 (16-22000022)

ROYAL CREEK ESTATES UNIT 7 (FINAL - 12.116 ACRES)

Located south of Excalibur Road and north of Oso Creek.

Mr. Collins read item "9" into the record as shown above. He informed the Commission the plat was originally approved on June 15, 2016. This is the second time extension request for the project. The applicant proposes to plat the property in order to construct 32 single-family residential lots and a public park. The applicant is requesting a six month time extension as the project is delayed pending receipt of City Council approved/recorded reimbursement agreements for street/water improvements. Mr. Collins stated the applicant is making good faith progress and Staff recommends approval.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Baugh to approve item "9" and Commissioner Schroeder seconded. The motion passed.

IV. Director's Report

Bill Green, Interim Director of Development Services, gave an update regarding City Council action (December 2017) of approval for the establishment of the Airport Zoning Commission (AZC) and the Planning Commission will be fulfilling that role. He stated a draft of the bylaws will be presented to the Commission for review and it is anticipated that the first AZC meeting will be on April 04, 2018, in which the Commission will act on the election of Chairman/Vice Chairman. He also answered Commissioner's questions regarding an update on the upcoming Annexation Policy (criteria) presentation.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 5:51 p.m.