



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes Planning Commission

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Wednesday, November 13, 2019

5:30 PM

Council Chambers

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

### I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with Commissioner Dibble absent.

### II. Opening Statement

### III. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to 3 minutes.

None.

### IV. Approval of Absences: None

### V. Approval of Minutes

#### 1. [19-1596](#) Regular Meeting Minutes of October 30, 2019

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

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

Chairman Crull asked Staff to present the Consent Agenda, items VI.A and VI.B. Andrew Dimas, Development Services, read Consent Agenda, items VI.A and VI.B into the record. New plat item "2, 3, 4, 5, 6 & 7" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. For new Plat item "8", he stated that upon satisfaction of the remaining conditions/comments in the Plat Review Comments document, the plat will satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends conditional approval. Time Extension items "9, 10 & 11" satisfy all requirements of the UDC and Staff recommends approval. Staff recommends approval for Variance item "12", as stated in Staff's report. Staff also recommends approval for New Zoning items

“13, 14, 15 & 16” as stated in Staff’s report. Commissioner Schroeder had general questions regarding items “6 & 8”. After Staff’s presentation, Chairman Crull opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed.

A motion was made by Vice Chairman Baugh to approve items “3, 5, 7 & 12 ” as presented and the motion was seconded by Commissioner Zarghouni. The motion passed.

A motion was made by Vice Chairman Baugh to approve item “4” as presented and the motion was seconded by Commissioner Schroeder. The motion passed with Commissioner Zarghouni abstaining.

A motion was made by Vice Chairman Baugh to approve items “2, 6, 8, 9, 10, 11, 13 & 14” as presented and the motion was seconded by Commissioner Hovda. The motion passed with Commissioner York abstaining.

A motion was made by Vice Chairman Baugh to approve items “15 & 16” as presented and the motion was seconded by Commissioner York. The motion passed.

**A. Plats**

**New Plats**

2. [19-1570](#)      **19PL1072**  
FARMER'S ROW SUBDIVISION, BLK 1, LOTS 2A, 2B & 2C (REPLAT - 13.70 ACRES)  
Located east of South Staples Street and north of Yorktown Boulevard.
3. [19-1571](#)      **19PL1097**  
CALLICOATE ESTATES UNIT 5 - PHASE I (FINAL - 12.33 ACRES)  
Located south of Leopard St and east of Callicoatte Road.
4. [19-1574](#)      **19PL1085**  
KING'S POINT UNIT 2, BLOCK 2, LOTS 1 AND 2 (FINAL - 2.78 ACRES)  
Located north of Yorktown Boulevard and west of Annemasse Street.
5. [19-1575](#)      **19PL1096**  
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)  
Located south of Leopard St and west of Starlite Lane.

6. [19-1576](#)      **19PL1105**  
WILDCAT INDUSTRIAL PARK, BLK 2, LOT 4, 5, 6 & 7A & 7B (PRELIM - 20.88 ACRES)  
Located west of Southern Mineral Road and south of Leopard Street.
7. [19-1577](#)      **19PL1106**  
BLUE CHIP INDUSTRIAL TRACTS, BLK 1, LOT 1 (FINAL - 5.22 ACRES)  
Located east of Navigation Boulevard and south of Agnes Street (State Hwy 44).
8. [19-1597](#)      **18PL1031 - CONDITIONAL**  
RANCHO VISTA SUBDIVISION (PRELIMINARY - 213 ACRES)  
Located south of Yorktown Boulevard and east of Rodd Field Road.

**Time Extensions**

9. [19-1583](#)      **19PL1012**  
LONDON TOWNE SUBDIVISION UNIT 1 (FINAL 22.91 ACRES)  
Located north of F.M. 43 and east and west of C.R. 33.
10. [19-1584](#)      **18PL1027**  
WILLOWOOD UNIT 9 (FINAL 7.71 ACRES)  
Located south of Sapamco Creek Drive and east of Devil's Creek Drive.
11. [19-1586](#)      **17PL1120**  
THE VINEYARDS UNIT 4 (PRELIMINARY - 15.45 ACRES)  
Located south of Saratoga Boulevard and east of Airline Road.

**Plat with Variance (Waiver)**

12. [19-1585](#)      **19PL1079 - SIDEWALK WAIVER**  
PI - CC, SECTION 4, BLK 215, LOTS 4A & 4B (REPLAT - 0.22 ACRES)  
Located south of Whitecap Blvd and west of South Padre Island D (Park Road 22).  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**B. New Zoning****13. [19-1579](#) Public Hearing - Rezoning Property at or near 221 Kleberg Place**

**Case No. 1119-01 - SCCBH, LLC:** Ordinance rezoning property at or near 221 Kleberg Place (located along the south side of Kleberg Place, west of North Beach, and east of Surfside Boulevard) from the “CR-1” Resort Commercial District to the “CR-3” Resort Commercial District.

**14. [19-1580](#) Public Hearing - Rezoning Property at or near 202, 229 & 230 Kleberg Place**

**Case No. 1119-02 - H&P North Beach, LLC:** Ordinance rezoning property at or near 202, 229 & 230 Kleberg Place (located along the north side of Kleberg Place, west of North Beach, and east of Surfside Boulevard) from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.

**15. [19-1581](#) Public Hearing - Rezoning Property at or near 3846 Herring Drive**

**Case No. 1119-04 - Virgil and Carolyn Greene:** Ordinance rezoning property at or near 3846 Herring Drive (located along the west side of Herring Drive, north of Yorktown Boulevard, and west of Laguna Shores Road) from the “RMH” Manufactured Home District to the RS-6” Single-Family 6 District.

**16. [19-1582](#) Public Hearing - Rezoning Property at or near 2427 Francis Street**

**Case No. 1119-05 - Corpus Christi Housing Authority:** Ordinance rezoning property at or near 2427 Francis Street (located along the south side of Francis Street, east of South Port Avenue, and west of Cleo Street) from the “RS-6” Single-Family 6 District to the “RS-TF” Two Family District.

**VII. Discussion and Possible Action Regarding the 2020 Planning Commission and Airport Zoning Commission Meeting Calendar****17. [19-1590](#) 2020 Planning Calendar**

A motion was made by Vice Chairman Baugh to approve the calendar for the year 2020 and the motion was seconded by Commissioner Hovda. The motion passed.

**VIII. Director's Report - Announcement of Upcoming Projects**

Al Raymond, Director of Development Services, informed the Commission on upcoming outreach meetings by the Planning and Environmental/Strategic Initiatives Department. The North Beach Eco Park Planning Initiative/Community Design Workshop will be held at the Texas State Aquarium on November 21, 2019 at 3:00 p.m. and November 22, 2019 at 6:00 p.m. The Southside and London Area Development Plans Community Meeting and Open House is December 5, 2019 at Kaffie Middle School Cafeteria at 5:30 p.m.

**IX. Items to be Scheduled**

None.

**X. Adjournment**

There being no further business to discuss, Chairman Crull adjourned the meeting at 5:45 p.m.