



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, February 5, 2020

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Opening Statement: Staff read the opening statement.

III. PUBLIC COMMENT: None.

IV. Approval of Absences: None.

V. Approval of Minutes

1. [20-0194](#) Regular Meeting Minutes of January 22, 2020

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 & VI.B. Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "2, 3, 4, & 5" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff recommends approval for Time Extension items "6 & 7". Staff recommends approval for Variance item "8", as stated in Staff's report. Staff also recommends approval for New Zoning item "9" as stated in Staff's report. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner Zarghouni questioned the number of time extension requests for item "6". Commissioner Schroeder had questions for New Zoning item "9" regarding buffer yards for adjacencies to schools.

After Commissioner questions concluded, Chairman Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Vice Chairman Baugh to approve items "3, 4, 5, 6, 7 & 8" as presented. The motion was seconded by Commissioner Hovda and the motion passed. A motion was made by Commissioner Dibble to approve items "2 & 9" as presented. The motion was seconded by Commissioner Zarghouni and the motion passed with Commissioner York abstaining.

A. Plats**New Plats**

2. [20-0190](#) **19PL1109**
SOUTH TEXAS BONE & JOINT MEDICAL PLAZA (PRELIMINARY - 38.43 ACRES)
Located south of Holly Road and west of Crosstown Expressway (SH 286).
3. [20-0191](#) **19PL1121**
BELAIRE PARK, UNIT 2, BLOCK 5, LOT 18R (FINAL REPLAT - 0.1734 ACRES)
Located west of Cambridge Drive between Norton Street and Orlando Drive.
4. [20-0192](#) **19PL1128**
GREENWAY GARDENS UNIT 2, BLK 1, LOTS 52A & 52B (REPLAT - 2.285 ACRES)
Located east of Rodd Field Road and north of Sparkle Sea Drive.
5. [20-0193](#) **19PL1132**
SERRATA FAMILY TRACT, BLOCK 1, LOT 1 OCL (FINAL - 0.921 ACRES)
Located west of County Road 51 and south of FM 43.

Time Extensions

6. [20-0195](#) **18PL1069**
SANDY CREEK UNIT 5 (FINAL - 8.451 ACRES)
Located south of Holly Road and east of Rodd Field Road.
7. [20-0196](#) **19PL1060**
WOODSIDE SUBDIVISION (FINAL - 9.1 ACRES)
Located north of Leopard Street and east of McKinzie Road.

Variance (Waiver)

8. [20-0197](#) **19PL1126 - SIDEWALK WAIVER**
PERRY'S ESTATE, BLOCK 2, LOT 21R (REPLAT - 0.305 ACRES)
Located west of Waldron Road and south of Graham Road.

B. New Zoning

9. [20-0199](#) **Public Hearing - Rezoning Property at or near 430 North Padre Island Drive**

Case No. 0220-01 - Cliff Investments, Inc. Ordinance rezoning property at or near 430 North Padre Island Drive (located along the south side of Bates Road, west of Flato Road, and east of North Padre Island Drive (State Highway 358), from the “RM-3” Multifamily District and the “CG-2” General Commercial District to the “IL” Light Industrial District.

VII. Public Hearing: (Item C) - Discussion and Possible Action**C. Comprehensive Plan**

10. [20-0200](#)

Ordinance adopting a new London Area Development Plan, an element of the City of Corpus Christi Comprehensive Plan, rescinding the former plan adopted by City Council ordinance #019975, and establishing the City of Corpus Christi’s development objectives, policy initiatives and implementation plans, and public investment initiatives for the London area.

Keren Costanzo, along with Dan McGinn, Planning and Environmental/Strategic Initiatives, presented item “10” for the record. She introduced several Southside/London ADP Advisory Committee members in attendance who assisted with this process. She reminded the Commission that a briefing was held in December 2018 on the same topic. The London Area Development Plan (ADP) is an element of the City’s Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the London area of the community, which was adopted in 1987. She informed the Commission that she will be highlighting some of the changes that have been made to the draft document since December. She informed the Commission that she will be highlighting some of the changes that have been made to the draft document since December. The first change she went over was the addition of Future Land Use category definitions which was suggested at the meeting in December. Revisions to the Future Land Use map include an increase in density from low-density residential to medium-density residential in the undeveloped areas near the Staples Street corridor. Commercial parcels were added along the Weber Road corridor heading south at the intersection of Crosstown Expressway through Staples Street. Also added was a place holder for Permanent Open Space/Commercial uses to account for the impending update to the Air Installation Compatible Use Zones (AICUZ). Once the AICUZ is updated/adopted, Staff will revisit this area. Other revisions include and update of the city limits to include recent annexations and the exclusion of the 20-year buildout.

Ms. Costanzo stated that there were no changes to the Vision Themes. The Policy Initiatives relate to the Vision Themes and include key elements for implementation. She also included in the presentation a survey summary which asked participants if they agree/disagree with the four vision themes. The survey results exhibit general support; the lowest area of support was 62% agreement out of 198 participants for Vision Theme 1. Ms. Costanzo concluded her presentation and stated Staff, along the Advisory Committee, recommends adoption of the London ADP. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Discussion took place regarding the City's growth patterns and how centralized ("City Center") growth in the City can be fragmented. Commissioner Schroeder commented that having "Mixed Use" designations in the Plan encourages more walkable/pedestrian friendly communities. He finds the Plan to be favorable and the direction will lead to healthy growth in the City.

After Commissioner comments/questions concluded, Chairman Crull opened the public hearing. Brenda King at 8218 Azimuth Court addressed the Commission. She expressed her displeasure in residential to commercial rezoning cases that have taken place near her property and wanted more information on how to obtain that information before it occurs. With no one else coming forward the public hearing was closed. A motion was made by Commissioner Schroeder to approved item "10" and Vice Chairman Baugh seconded. The motion passed.

11. [20-0201](#)

Ordinance adopting a new Southside Area Development Plan, an element of the City of Corpus Christi Comprehensive Plan, rescinding the former plan adopted by City Council ordinance #020678, and establishing the City of Corpus Christi's development objectives, policy initiatives and implementation plans, and public investment initiatives for the Southside area.

Ms. Costanzo also presented item "11" for the record. She reminded the Commission that a briefing was held in December 2018 on the same topic. The Southside Area Development Plan (ADP) is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the Southside area of the community, which was adopted in 1989 and amended in 1995 and 2000. She informed the Commission that she will be highlighting some of the changes that have been made to the draft document since December. The first change she went over was the addition of Future Land Use category definitions which was suggested at the meeting in December. She clarified that the Future Land Use map does not establish zoning regulations/boundaries; it is a tool that is used by Staff to assist in making zoning decisions and is not a "Zoning Map". The Future Land Use map also had a change in which the "Mixed Use" category was changed to "Permanent Open Space" to the parcel in the northwest corner of the study area. She stated that there were no changes to the Vision Themes. The Policy Initiatives relate to the Vision Themes and include key elements for implementation. There were also no revisions to the Public Investment Initiatives.

Ms. Costanzo briefly went over the changes to Public Investment Initiatives. For the short-term (1 – 5years) and mid-term (5 – 10 years) initiatives, Staff added traffic signal coordination/intersection improvements and sidewalk improvements to Ayers Street from South Padre Island Drive to Holly Road; no changes were made for the long-term (10+ years). She also included in the presentation a survey summary which asked participants if they agree/disagree with the four vision themes. The survey results exhibit a high percentage of agreement. Ms. Costanzo concluded her presentation and stated Staff, along with the Advisory Committee, recommends adoption of the Southside ADP. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions.

Commissioner Dibble asked if the proposed Future Land Use map conflicts with any zoning districts currently in place and if the Future Land Use map replaces current zoning. It was clarified by Staff that the Future Land Use map does not automatically grant a rezoning and the current rezoning process will remain in place when it is initiated by the owner/applicant; the Future Land Use map helps evaluate if the rezoning is appropriate. Zoning changes have occurred as indications that transitional areas need to be identified.

Commissioner Schroeder asked if there was additional area that was added to the Flood Plain Conservation land use designation. Ms. Costanzo stated there were not any changes to this designation, but Staff did utilize current adopted FEMA preliminary maps to determine flood plain boundaries. Commissioner Miller asked for more detail as to how Staff made Future Land Use map determinations. After Commissioner comments/questions concluded, Chairman Crull opened the public hearing. With no one coming forward the public hearing was closed. A motion was made by Commissioner York to approved item "11" and Vice Chairman Baugh seconded. The motion passed.

VIII. Discussion and Possible Action Regarding Recommendation of Planning Commission Representatives for the Flour Bluff Area Development Plan Advisory Committee

Commissioner Miller volunteered to serve on the committee.

IX. Discussion and Possible Action Regarding Recommendation of a Planning Commission Liaison for the Island Strategic Action Committee

Commissioner Dibble volunteered to serve on the committee.

X. Director's Report

Al Raymond, Director of Development Services, informed the Commission that the Department will be participating in an upcoming workshop for The American Institute of Architects (AIA). It is tomorrow from 5:30 p.m - 8:30 p.m located at the Del Mar East Campus (Economic Development Building). The workshop will go over all stages of the entire building permit review process and is open to anyone working in the Built Environment.

XI. Items to be Scheduled: None.

XII. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:30 p.m.