



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, April 15, 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

III. PUBLIC COMMENT: PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to catherineg@ccrexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

IV. Approval of Absences: None

V. Approval of Minutes

1. [20-0441](#) Regular Meeting Minutes of March 18, 2020

A motion to approve item "1" was made by Commissioner Hovda and the motion was seconded by Commission Zarghouni. The motion passed.

2. [20-0476](#) Regular Meeting Minutes of April 1, 2020

A motion to approve item "2" was made by Commissioner Schroeder and the motion was seconded by Commission 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 the Consent Agenda items into the record. New Plat items "3, 4 and 5" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning items "6 & 7" as stated in Staff's report. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner Zarghouni questioned the intensity and uses allowed in the CG-2 District and preferred a change of zoning to the "CN-1" Neighborhood Commercial District. Staff explained that the subject property is at the intersection of Yorktown Boulevard and the proposed extension of Oso Parkway. The "CG-2" District is appropriate due to the large amount of traffic generated by the intersection and the eventual widening of Yorktown Boulevard. Commissioner Schroeder questioned connection to wastewater, and if septic would be an issue. Staff mentioned the State requirement for half-acre properties to obtain septic. Secondly, there is a planned wastewater extension line on the subdivision to the waste to connect to the subject property. For the record, Mr. Dimas stated that no written public comment forms were submitted nor were any public notices returned with opposition for any of the agenda items. With that information, Chairman Crull closed the public hearing. A motion was made by Vice Chairman Baugh to approve items "3, 4, 5 & 7" as presented. The motion was seconded by Commissioner York and the motion passed. A motion was made by Commissioner Dibble to approve item "6" as presented. The motion was seconded by Commissioner Hovda and the motion passed with Commissioner York abstaining.

A. New Plats

3. [20-0486](#) **19PL1130**
DON PATRICIO, BLOCK F, LOT 47R (REPLAT - 0.985 ACRES)
Located west of Waldron Road and south Don Patricio Road.

4. [20-0487](#) **20PL1021**
PATRICK GARDENS, LOT 9R (FINAL - 0.109 ACRES)
Located south of Morgan Avenue and east of Cheyenne Street.

5. [20-0488](#) **20PL1023**
AVANTI LEGACY BAYSIDE (PRELIMINARY - 14.880 ACRES)
Located south of Lipes Boulevard and west South Staples Street (FM 2444).

B. New Zoning

6. [20-0489](#) **Public Hearing - Rezoning Property at or near 8102 Yorktown Boulevard**

Case No. 0420-01 - Mostaghasi Enterprises, Inc. Ordinance rezoning property at or near 8102 Yorktown Boulevard (located along the north side of Yorktown Boulevard, east of Starry Road, and west of Roscher Road), from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

7. [20-0490](#) **Public Hearing - Rezoning Property at or near 4701 Ayers Street**

Case No. 0420-02 - Branch Towers III, LLC Ordinance rezoning property at or near 4701 Ayers Street (located along the west side of Ayers Street, south of Gollihar Road, and north of McArdle Road), from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit.

VII. Director's Report

None.

VIII. Items to be Scheduled

None.

IX. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 5:50 p.m.