



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes Planning Commission

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Wednesday, June 24, 2020

6:00 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

Vice-Chairman Baugh called the meeting to order and a quorum was established with Chairman Crull Commissioner and Williams absent.

### II. Opening Statement

For the record, Andrew Dimas, Development Services, stated no statement was required due to WebEx Teleconference.

- III. 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@cctexas.com](mailto:catherineg@cctexas.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](http://cctexas.com/departments/city-secretary).

For the record, Andrew Dimas, Development Services, stated that no written public comment forms were submitted.

**IV. Approval of Absences: Commissioners Hovda, Miller and Zarghouni**

A motion to approve absences was made by Commissioner York, seconded by Commissioner Hovda. The motion passed.

**Present** 6 - Sheldon Schroeder, Jeremy Baugh, Heidi Hovda, Daniel M. Dibble, Kamran Zarghouni, and Ben Polack

**Absent** 2 - Carl Crull, and Marsha Williams

**V. Approval of Minutes**

1. [20-0749](#) Regular Meeting Minutes of June 10, 2020

A motion to approve item "1" was made by Vice-Chairman Baugh, seconded by Commissioner York. The motion passed

**VI. Consent Public Hearing: (Item A) - IDiscussion and Possible Action**

Vice-Chairman Baugh asked staff to present the Consent Agenda. Andrew Dimas read the Consent Agenda Items "2", "3", and "4" into the record. Also mentioned by Andrew Dimas was staff reviewed and recommended approval

of time extensions. Vice-Chairman Baugh asked about public comment and Andrew Dimas confirmed there was none.

A motion was made by Commissioner Hovda to approve Consent agenda Items "2", "3", and "4" as presented. Motion was seconded by Commissioner Dibble. Motion passed unanimously with Commissioner York abstaining.

**A. Plats**

**Time Extensions**

2. [20-0750](#) 19PL1046  
CIMARRON ACRES, BLOCK 1, LOT 2 (FINAL - 12.22 ACRES)  
Located east of Cimarron Boulevard and south of Lipes Boulevard.
3. [20-0751](#) 19PL1055  
RANCHO VISTA SUBDIVISION UNIT 18 (FINAL - 9.2 ACRES)  
Located south of Yorktown Boulevard and east of Rodd Field Road.
4. [20-0752](#) 18PL1030  
IHS PARK SPRINGS (PRELIMINARY - 10.19 ACRES)  
Located west of Hazel Bazemore (CR 69) and south of Northwest Boulevard (FM 624).

**VII. Public Hearing: (Item B) - Discussion and Possible Action**

**B. New Zoning**

5. [20-0753](#) **Public Hearing - Rezoning Property at or near 7585 Leopard Street**

**Case No. 0620-01 - Camacho Resources, LLC:** Ordinance rezoning property at or near 7585 Leopard Street (located along the south side of Leopard Street, east of Rhew Road, and west of Cathead Road), from the "IL" Light Industrial District and "RMH" Manufactured Home District to the "IH" Heavy Industrial District.

Vice-Chairman Baugh asked staff to present the new zoning public hearing item. Andrew Dimas read the request for the record and commented the rezoning would allow Camacho Resources to achieve compliance. Staff recommended light-industrial zoning with a Special Permit.

After staff's presentation, Vice-Chairman Baugh inquired about public comment. Andrew Dimas presented the returned notices to the Commission and clarified the boxes checked on the notices were made without comments. Vice-Chairman Baugh closed the public hearing. A motion was made by Commissioner Schroeder, seconded by Commissioner Hovda. Motion passed with one edit to condition #4 of the Special Permit that the excavated area be restored to the pre-excavation condition. For the record, clarification was the denial of Heavy Industrial in lieu thereof of approval of Light Industrial with a

special permit.

#### **VIII. Director's Report**

Nina Nixon-Mendez, Assistant Director of Development Services, informed the Commission that the Department was open for business and effective Friday, June 26, 2020, face masks would be required in entering the building.

#### **IX. Items to be Scheduled**

None.

#### **X. Adjournment**

With no further business to discuss, Vice-Chairman Baugh adjourned the meeting at 6:44 p.m.

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: [www.cctexas.com/cctv](http://www.cctexas.com/cctv).