



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, May 26, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Mandel

A motion was made by Commissioner York to approve the absence listed above and it was seconded by Commissioner Miller. The motion passed.

IV. Approval of Minutes

1. [21-0607](#) Regular Meeting Minutes of May 12, 2021

A motion was made by Commissioner Salazar-Garza to approve the minutes listed above and it was seconded by Commissioner Zarghouni. The motion passed.

V. Consent Public Hearing (Items A & B): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, items V.A and V.B. Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "2, 3, 4, 5 & 6" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning items "7 & 8" as stated in Staff's report. After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner Schroeder inquired about drainage for New Plat item "2". Commissioners Schroeder and York inquired about New Zoning item "8" regarding the parking along the side yard setback.

After discussion concluded, Chairman Baugh opened the public hearing. Mr. Dimas informed the Commission that a public notice was returned stating opposition from Charles and Michelle Malone at 113 Riviera Drive, for New Plat item "5". There being no further comment, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6 7 & 8" as presented by Staff was made by Commissioner Miller and it was seconded by Commissioner York. The motion passed with no abstentions.

A. New Plats

2. [21-0611](#) 21PL1017
SHORELINE VISTA UNIT 3 (FINAL - 5.7833 ACRES)
Located west of Flour Bluff Drive and south of Division Road.
3. [21-0612](#) 21PL1028
NORTH BEACH TOWNHOMES (FINAL - 0.83 ACRES)
Located east of Surfside Boulevard and north of Stewart Place.
4. [21-0613](#) 21PL1029
FLOUR BLUFF ESTATES NO. 2, BLOCK 8, LOT 9R (FINAL - 0.189 ACRES)
Located south of Webb Street between Waldron Road and Jane Street.
5. [21-0614](#) 21PL1033
LAGUNA VISTA SHORES, BLOCK 12, LOT 7R (FINAL REPLAT- 0.345 ACRES)
Located east of Laguna Shores Road between Riviera Drive and Buena Vista Drive.
6. [21-0616](#) 21PL1038
HIGHLAND OAKS UNIT 3A (FINAL - 3.55 ACRES)
Located east of Flour Bluff Drive and south of Glen Oak Drive.

B. New Zonig

7. [21-0617](#) **Public Hearing - Rezoning Property at or near 6097 Ennis Joslin Road**
Case No. 0521-03, Nicholas Hallick: Ordinance rezoning property at or near 6097 Ennis Joslin Road (located along the eastside of Ennis Joslin Road, south of Ocean Drive, and north of South Alameda Street) from the "RS-10" Single-Family 10 District to the "ON" Neighborhood Office District.
8. [21-0632](#) **Public Hearing - Rezoning Property at or near 15022 Leeward Drive**
Case No. 0521-02, Terry J. Cox: Ordinance rezoning property at or near 15022 Leeward Drive (Lot 19, Block 46, Section B, Padre Island, located east side of Leeward Drive, south of St. Augustine Avenue, and north of Aruba Drive) from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned

Unit Development.

VI. Public Hearing (Items C): Discussion and Possible Action

C. Comprehensive Plan (Plan CC)

10. [21-0633](#) Ordinance adopting a new Padre/Mustang Island Area Development Plan (ADP), an element of the Plan CC Comprehensive Plan; rescinding the former Mustang/Padre Island Area Development Plan adopted on January 31, 2017; and amending the Plan CC Comprehensive Plan.

Keren Costanzo, Planning Department, along with Dan McGinn, Assistant Director, presented item "10" for the record as shown above. This planning effort will replace the previous ADP for the Padre/Mustang Island, which was adopted in 2017 and initiated by the Island Strategic Action Committee (ISAC). She presented an aerial map of the area showing its boundaries. She stated that in addition to the Plan's vision themes/policy concepts, there are action items for implementation of the Plan to identify a path forward.

She explained the timeline of events and activities that have occurred since the project was initiated over a year ago, including six meetings with ISAC and three community meetings/workshops. The introduction section goes over demographics and the public engagement process. The project has over 600 subscribers for email updates such as public hearings. For additional outreach, Staff have also used social media platforms for survey participation. The posting of the survey on Facebook reached over 17,000 people. Ms. Costanzo gave a summary of the online survey which had over 500 respondents (Spring 2020).

The next section of the Plan is about the Future Land Use map. She clarified that the map is not a zoning map but a tool with broader categories to be used as a vision for future development. Also, the Future Land Use map does not change any underlying zoning districts. She pointed out that the area on the map described as "Permanent Open Space" (30%), is a recurring topic of discussion from the community. She continued with the next section of vision themes (3): Safe, Family-Friendly Community; Blended Residential Community and Destination Location and Environmental Preservation. Each vision theme has a series of policy initiatives:

- Improve traffic flow, Island ingress and egress, safety, and roadway quality
- Enhance park and recreation facilities to provide various activities and entertainment for all ages
- Expand tourism on the Island by increasing marketing efforts and providing a variety of events and attractions
- Protect and monitor natural resources and assets critical to the health of the barrier island and regional ecosystem
- Accommodate safe, efficient movement of pedestrians, bikes, and golf carts throughout the Island

- Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment

The final section of the Plan is Public Investment Initiatives which covers short term projects (1 – 5 years), mid-term projects (6 – 10 years) and long-term projects (10+ years) and include improvements to parks/trails, streets, and utilities/infrastructure. Lastly, she summarized for the Commission the online survey results which had over 200 (Spring 2021) respondents with 78% supporting the adoption of the Plan . She highlighted the following top five short-term projects:

1. (S9) Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation = 49 votes
2. (P6) Packery Channel Hurricane Harvey Repairs = 48 votes
3. (P5) Packery Channel Dredging & Beach Nourishment = 46 votes
4. (P4) Billish Park Amenity Improvements & Covered Basketball Court = 34 votes
5. (P1) North Padre Island Beach Facility = 27 votes

Based on the information presented, Staff, along with ISAC recommend plan adoption. After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner York inquired about a future bridge/causeway that would connect to the south side of town and if this is included in the plan. Staff said the plan includes a concept to evaluate a second crossing/evaluation of the current JFK Causeway (Mid-Term Project List "S29"). Commissioner Schroeder asked for Staff's rationale behind identifying areas on the Future Land Use map as "Planned Development" versus a low density residential area. Staff wanted to first clarify that "Planned Development" is not associated with a Planned Unit Development (PUD). Ms. Costanzo stated Staff's intent was to identify areas that are expected to request a rezoning or areas that will be associated with a Master Plan/ADP process; developer plans are unknown and these areas will eventually be developed in the near future. Discussion also took place regarding updates to the Master Plan (Short-Term Project List "U7").

After comments/questions concluded, Chairman Baugh opened the public hearing. Ms. Costanzo informed the Commission that she received several public comment forms to read into the record (attached). There being no further comment, the public hearing was closed. Further discussion took place regarding the "Permanent Open Space" (golf course/green space). This area is privately held and is currently zoned for commercial and single-family developments (approximately 50/50). The current landowner has discussed land uses with Staff but plans are unknown at this time. If the landowner pursues plans for development then they would also need to make arrangements to mitigate wetlands, outside from the City.

A motion was made by Commissioner Schroeder to approve item "10" with the condition to include a definition for the term "Planned Development" and that another map be provided to distinguish private land versus public land. The motion was seconded by Commissioner York and the motion passed.

VII. Director's Report

Al Raymond, Director of Development Services, informed the Commission that Planning Commission meetings will no longer be conducted via WebEx and to take place person to person in June in the City Council chambers.

VIII. Future Agenda Items: None.**IX. Adjournment**

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