



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, July 21, 2021

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioners Mandel, Gonzalez and Schroeder absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Gonzalez

A motion to approve the absence listed above was made by Vice Chairman Dibble and it was seconded by Commissioner Zarghouni. The motion passed.

IV. Approval of Minutes

1. [21-0813](#) Regular Meeting Minutes of July 7, 2021

A motion was made by Vice Chairman Dibble to approve the minutes listed above and it was seconded by Commissioner York. The motion passed.

V. Public Hearing: Budget Presentation - Discussion and Possible Action

2. [21-0832](#) Proposed FY2021-2022 Capital Improvement Program (CIP) Budget Presentation by Office of Management and Budget

Kamil Taras, CIP Manager, presented item "2" for the record. He informed the Commission that the annual budget amount has been amended from what was originally presented to them on July 7, 2021. The original total has increased by approximately \$4 million. He went over the following departments which had amended budgets along with the associated projects:

Parks & Recreation - Gabe Lozano Golf Course

Public Facilities - City Hall Window Replacement, American Bank Center Parking Lot along with Major Building Upgrades

Storm Water - Crew Quarters Building & Citywide Stormwater Infrastructure Rehab Project

Water - O.N. Stevens Water Treatment Plant Security Upgrades, Flour Bluff 18 inch Water Line Extension, Elevated Water Storage Tanks & the Water Supply Master Plan.

After Mr. Taras completed his presentation, Chairman Baugh opened the public hearing.

There being none, the public hearing was closed. A motion was made by Commissioner York to approve the amendments listed above and it was seconded by Vice Chairman Dibble. The motion passed. A motion was made by Vice Chairman Dibble for a recommendation of approval to City Council for item "2" with the presented amendments. The motion was seconded by Commissioner York and the motion passed.

VI. Consent Public Hearing (Item A): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, item VI.A. Senior City Planner, David Stallworth, read the Consent Agenda items into the record. New Plat items "3, 4 & 5" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval; Staff recommends approval for Time Extension item "6". Staff also recommends approval for Waiver item "8" along with the accompanying New Plat item "7" (satisfies all requirements of the UDC/State Law and TRC recommends approval). After Staff's presentation, Chairman Baugh opened the public hearing. The following individuals expressed opposition to New Plat item "3".

Robert Gerlach at 3834 Lynda Lee Drive
David Gerlach at 581 Yorktown Boulevard
Daniel Gohlke at 500 Yorktown Boulevard
Lenora Gohlke at 500 Yorktown Boulevard
Sharon Gohlke at 500 Yorktown Boulevard
Joe Kramer at 1820 Waldron Road
Jean & Jim Blakesley at 517 Yorktown Boulevard

Mr. Stallworth proceeded to read into record the following written comments submitted expressing opposition and a written petition (attached):

Vicki Davis, no address given (comment attached)
Kristen Wilkerson at 3849 Casa Blanca Court (comment attached)
Lydia Tardif at 3850 Casa Blanca Court (comment attached)
Darlene Cockrill at 501 Yorktown Boulevard (comment attached)

The main issues of concern expressed from the above individuals were flooding/stormwater drainage; the proposed development does not fit with the character of the surrounding zoning (too dense); the proposed development is counter to the City's Area Development Plan and is within an Accident Potential Zone (Joint Land Use Study) of Naval Air Station - Waldron Field.

With no one else coming forward, the public hearing was closed and the floor was opened for Commissioner comments/questions. It was confirmed by Andrew Dimas, Development Services Administrator, that the subject property has been zoned "RS-6" Single-Family Residential district (approximately 7 units/acre) since annexation of Flour Bluff in 1961; the owner is entitled by right for that land use for their proposed development. Another area-wide, City initiated, rezoning took place in 1983 when the original Flour Bluff Area Development Plan was adopted. Staff informed the Commission of the surrounding zoning district patterns: "RS-6", "FR" Farm Rural and "RE" Residential

Estate. In past annexation processes, it was typical to zone land for a residential use instead of applying the "FR" district as the City does today. Mr. Dimas explained that using the JLUS as a tool for a City initiated rezoning can be done but may be difficult as it can negatively impact property owners by limiting their rights guaranteed by an original zoning district. The Navy customarily recommends a maximum density of 2 units/acre or less. Discussion also took place regarding the Technical Review Committee and the review/approval process of public improvement plans (Stormwater Quality Management Plans). It was noted by Assistant City Attorney, Buck Brice, plats which meet legal code requirements are automatically approved after 30 days by operation of Chapter 212, Texas Local Government Code; Planning Commission consideration serves as an administrative function apart from recommendations for rezoning cases.

After discussion concluded, Vice Chairman Dibble made a motion to approve items "4, 5, 6, 7 & 8" and it was seconded by Commissioner Miller. The motion passed. A motion was made by Vice Chairman Dibble to approve item "3" and it was seconded by Chairman Baugh. The motion did not pass with Commissioners Zarghouni, Miller and Salazar-Garza voting "no" and Commissioner York was absent during the vote. No further action was taken for item "3" as no other motions were presented.

A. Plats

NEW PLATS

3. [21-0812](#) 21PL1051
 YORKTOWN HEIGHTS (FINAL - 9.158 ACRES)
 Located north of south Yorktown Boulevard and east of Waldron Road.
4. [21-0815](#) 21PL1066
 RANCHO VISTA SUBDIVISION UNIT 24 (FINAL - 13.30 ACRES)
 Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.
5. [21-0816](#) 21PL1074
 EL REY ADDITION, BLOCK 6, LOT 16A (FINAL - .065 ACRES)
 Located south of Dunbar Street and west of Greenwood Drive.

TIME EXTENSION

6. [21-0886](#) 19PL1084
 TURTLE COVE CENTER UNIT 2, BLOCK 1, LOT 7R1 (REPLAT - 5.22 ACRES)
 Located north of Padre Island Drive (SH 358) between Flour Bluff Drive & Bullfinch Street.

Plat with a Variance (Waiver)

7. [21-0814](#) 21PL1060
 FLOUR HEIGHTS BLOCK 1 LOT 24 (FINAL) 0.55 ACRES
 Located east of Flour Bluff Drive and north of Purdue Drive.

8. [21-0883](#) **21PL1060 - SIDEWALK**
 FLOUR HEIGHTS BLOCK 1 LOT 24 (FINAL) 0.55 ACRES
 Located east of Flour Bluff Drive and north of Purdue Drive.

VII. Director's Report

Al Raymond, Director of Development Services, stated that City Council approved the Master Plan update on February 9, 2021 with a contract awarded the following month. Currently, the City is in the data gathering process with a timeline for delivery of approximately 24 months. He will give the Planning Commission overall process updates accordingly. He also mentioned the Community Open House meeting on July 28, 2021 at 5:30 p.m. in the City Council Chambers for the Uptown Corridors Revitalization Strategy project.

VIII. Adjournment of Planning Commission Meeting

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:57 p.m.