



Meeting Minutes

Planning Commission

Wednesday, August 18, 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 Commissioner Mandel absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Chairman Baugh, Vice Chairman Dibble and Commissioner Mandel

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

IV. Approval of Minutes

1. [21-1033](#) Regular Meeting Minutes of August 4, 2021

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

V. Discussion and Possible Action Regarding a Recommendation of a Planning Commission Representative for the Bayside Area Development Plan Advisory Committee

Amanda Torres, Senior City Planner, addressed the Commission and gave information regarding the area development plan. The committee is expected to conduct at least four meetings to provide comments on the draft plan along with three community meetings. Commissioner Miller volunteered for the committee.

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

Chairman Baugh asked Staff to present the Consent Agenda, items VI.A & B. Senior City Planner, David Stallworth, read the Consent Agenda items into the record. New Plat items "2, 3 & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval; Staff recommends approval for Time Extension items "5 & 6". Staff recommends approval for Waiver items "8 & 10" along with accompanying New Plat items "7 & 9" (satisfy all requirements of the UDC/State Law and TRC recommends approval). Staff also recommends approval for New Zoning items "11 & 12" as stated in Staff's report.

After Staff's presentation, Chairman Baugh opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Miller to approve items "2 through 12" as presented by Staff and it was seconded by Commissioner York. The motion passed.

A. Plats

NEW PLATS

2. [21-1037](#) 21PL1090
FLOUR BLUFF ESTATES, BLOCK G, LOT 2C (FINAL - 0.100 ACRES)
Located north of Judie Court between Cora Lee Drive and Mounts Drive.
3. [21-1038](#) 21PL1091
Lamar Park Subdivision Unit 8, Block 22, Lot 25R (Final Replat)
Located northeast of South Alameda Street and southwest of Center Drive on Barracuda
4. [21-1039](#) 21PL1092
Tuscan Place Subdivision Unit 1, Blk 1, Lots 14AR & 15AR (Final Replat - 0.864 Acre)
Located southwest of Nueces River's bank and north of Guadalupe River Drive.

TIME EXTENSIONS

5. [21-1041](#) **20PL1069 - 2ND REQUEST**
LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)
Located south of Granada Drive and west of Leeward Drive.
6. [21-1042](#) **20PL1133 - 1ST REQUEST**
KING'S LANDING UNIT 2 (FINAL - 30.896 ACRES)
Located at FM 43 west of CR 33 and east of Digger Lane.

PLATS WITH A VARIANCE (WAIVER)

7. [21-1036](#) 21PL1086
PIN OAK TERMINAL TRACT (PRELIMINARY - 227.22 ACRES)
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.
8. [21-1045](#) **21PL1086 - SIDEWALK**
PIN OAK TERMINAL TRACT (PRELIMINARY - 227.22 ACRES)
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.

9. [21-1035](#) 19PL1103
HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL - 19.64 ACRES)
Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.
10. [21-1049](#) **19PL1103 - STREET SECTION**
HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL - 19.64 ACRES)
Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.

B. New Zoning

11. [21-1043](#) **Public Hearing - Rezoning Property at or near 6342 Old Brownsville Road**
Case No. 0821-05, Michael McDonough: Ordinance rezoning property located at or near 6342 Old Brownsville Road (located along north side of Old Brownsville Road and west of Saratoga Boulevard (State Highway 357) from the "RS-6" Single-Family 6 District to the "FR" Farm Rural District.
12. [21-1044](#) **Public Hearing - Rezoning Property at or near 4110 Molina Drive**
Case No. 0821-04, Michael Gallardo and Nancy Torres: Ordinance rezoning property located at or near 4110 Molina Drive (located along the east side of Molina Drive, south of Horne Road, and east of Old Brownsville Road) from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

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

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Mandel absent.

C. Unified Development Code Text Amendment

13. **21-1056** Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single and two-family residential zoning districts; providing for severability; and establishing an effective date.

Andrew Dimas, Development Services Administrator, presented item "13" for the record. Mr. Dimas gave an overview of the ordinance and specified that it pertains to new single-family residential development for the planting of canopy trees in the front/street yard. The ordinance would encourage tree protection; tree planting is promoted by Plan CC. The ordinance can positively contribute to Storm Water Management (Low Impact Development - Best Management Practice), pedestrian safety (shade protection), energy (reducing the Heat Island affect), air quality, street design, and neighborhood aesthetics.

Mr. Dimas presented a tree survey comparing the top ten cities in Texas and how they enforce tree planting. The cities differ in some enforcement aspects but all of them require tree planting. Requirements for determining the number of trees ranges from lot size or the number of lots. He continued the presentation by showing pictures and comparing several City Council districts (existing & new development). The newer developments exhibit less tree-lined streets. The districts included up and coming developments (new plats/subdivision expansion) such as Maple Hills, Rancho Vista, Bohemian Colony and Acushnet Park.

Mr. Dimas explained the planting requirements (number of trees) of the ordinance for single-family, residential estate, farm rural and extra territorial districts as well as caliper size/trunk height depending on the soil type. He also gave a list of the types of canopy trees from the UDC which are drought resistant and hardy. He then presented a sample of a standard single-family site plan for plan review purposes. The site plan would show the tree placement with an 8-foot ring around it to avoid setbacks, foundation, easements, etc; a water source would need to be indicated.

Mr. Dimas went over the amended requirements for existing nonconforming structures (UDC Section 7.3.3.B); in cases where there is an emergency event like a storm (UDC Section 9.2.1.E). Lastly, he described the enforcement and maintenance procedures of the ordinance. The site plan review would ensure code compliance; a landscaping inspection would take place to ensure the installation of the tree and then the Certificate of Occupancy can be issued if approved. Currently, enforcement is designed for commercial landscaping not residential. Staff is currently discussing how to handle residential enforcement as a permit is not needed to remove a tree. It is important for a builder to choose the correct caliper size for the tree so that the homeowner is encouraged to maintain it in the future; if the tree is removed, it does not affect the status of their Certificate of Occupancy.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioners raised concern for the lack of public input/stakeholder outreach; the cost/maintenance (watering) of the trees with the possibility a homeowner can eventually remove the trees. Enforcement concerns were brought up since there is no control over an owner's choice to forego the tree since the challenges of our climate/soil contribute to a well established tree. It was mentioned that no two lots are typical and there may not be enough space on smaller lots for two trees. Commissioner Schroeder felt that the ordinance is possibly misplacing value since housing costs continue to increase and builders look for ways to save costs. Staff was also asked if other landscaping options were discussed and if consideration was taken to adopt a similar ordinance for the right-of-way or Collector Streets (subdivision - platting level). After discussion concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Vice Chairman Dibble to table this item to the September 1, 2021 meeting for Staff to come back with

more research and public input. The motion was seconded by Commissioner Gonzalez and the motion passed.

VIII. Director's Report

Nina Nixon-Mendez, Assistant Director, gave information about the Texas APA Planning Conference. As part of the City's efforts to further planning education in our community, this year, both the Planning and Development Services Departments would like to offer two Commissioners the opportunity to virtually attend the Texas APA planning conference, November 1st through the 3rd; early registration ends August 29, 2021. This conference attracts people from diverse professions including engineers, architects, landscape architects, public health professionals, economists, and appointed and elected officials like yourselves. Every year, the APA Texas Chapter recognizes what they call "planning excellence" in Texas cities. This annual award goes to cities who send Staff and Planning Commissioners to training, who have invested in updating master plans, who make an effort to increase community awareness of the importance of planning, and who have a high percentage of certified planning staff.

IX. Future Agenda Items: None.

X. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:25 p.m.