



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 1, 2021

6:30 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: Commissioner Mandel

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

IV. Approval of Minutes

1. [21-1174](#) Regular Meeting Minutes from August 18, 2021

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

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

Chairman Baugh stated that New Plat item "7" will be pulled from the Consent Agenda for individual consideration; asked Staff to present the remaining Consent Agenda, items "2, 3, 4, 5, 6 & 8". Senior City Planner, David Stallworth, 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 (TRC) recommends approval. Staff also recommends approval for New Zoning items "8" 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 York to approve items "2, 3, 4, 5, 6 & 8" as presented by Staff and it was seconded by Commissioner Salazar-Garza. The motion passed.

A. New Plats

2. [21-1175](#) 21PL1100
Ocean View Addition, Park Block, Lot 5R
Located north of Elizabeth Street, between 5th Street and Santa Fe Street.
3. [21-1176](#) 21PL1025
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL - 2.997 ACRES)
Located north of Old Brownsville Road and west of S. Padre Island Drive.
4. [21-1177](#) 21PL1096
KING'S CROSSING UNIT 22, BLOCK 1, LOT 17R (REPLAT - .45 ACRES)
Located west of Cimarron Boulevard and south of Oso Parkway.
5. [21-1186](#) 21PL1072
Montrose Park Block 1, Lots 3A,3B,4A & 4B (Final Replat 0.884 Acres)
Located east of 25th Street and south of Ruth Street.
6. [21-1187](#) 21PL1109
INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLK 2, LOTS 1 & 2 (FINAL-19.556 ACRES)
Located south of Bear Lane and west of South Padre Island Drive.
7. [21-1209](#) **21PL1076 - CONDITIONAL**
Saratoga Downs, Unit 4, Preliminary Plat (Being two parcels of land that are situated in Lot 6, Section 7 Bohemian Colony Lands - 33.01 ACRES, more or less)
Specifically located at 1802 Lands Road, generally located along Lands Road, east of Harwick Drive.

Mr. Stallworth read item "7" into the record and gave a brief summary of the conditional comments. Discussion took place regarding the eventual street waiver (final plat) to reduce the ROW to 40-feet and have sidewalks on both sides. It was clarified that If the waiver is not approved, then a redesign would need to be submitted with reduced lot size. Staff is supporting the future street waiver with sidewalks. After discussion concluded, Chairman Baugh opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Vice Chairman Dibble to conditionally approve item "7" and it was seconded by Commissioner Zarghouni. The motion passed.

B. New Zoning

8. [21-1173](#) **Public Hearing - Rezoning Property at or near 810 Nineteenth Street**

Case No. 0821-06, City Bakery: Ordinance rezoning property located at or near 810 Nineteenth Street (located along the east side of 19th street, the south side of Coleman Avenue, and north of Hancock Avenue) from the "CI" Intensive

Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with an Historic Overlay and "RM-3/H" Multifamily 3 District with an Historic Overlay.

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

C. Unified Development Code Text Amendment

9. [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 "9" for the record. The ordinance was originally presented on August 18, 2021 and was tabled by the Commission. Since then, Staff had a meeting with the Coastal Bend Homeowner's Association and also conducted an on-line survey open to the public. Mr. Dimas proceeded with the presentation from August 18th along with a revised draft ordinance incorporating input from the building community/survey.

Mr. Dimas gave details on an incremental implementation plan if the ordinance is adopted. Beginning October 2021, one (1) canopy tree or one (1) understory tree will be required in the street yard with one (1) inch caliper in size. Beginning October 2022, one (1) canopy tree and one (1) understory tree will be required in the street yard (outside setbacks and easements) with one and a half (1.5) inches caliper in size. It was later discovered that a correction to Staff's presentation was needed regarding tree planting requirements for the "RS-4.5", "RS-6" and "RS-TF" districts, omitting the word "on-site"; the planting location for both the canopy and the understory tree must be in the street yard.

For the site plan review process, Mr. Dimas noted that the tree placement with an 8-foot ring has been reduced to a 5-foot ring to avoid setbacks, foundation, easements, etc; a water source would need to be indicated. Mr. Dimas stated there were also changes to enforcement requirements. After nine months of tree planting, an inspection will be conducted to verify the tree is still in place and maintained.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Vice Chairman Dibble and Commissioner York expressed their disappointment with the vetting process of this ordinance. They felt there was not enough public input since the survey did not provide specific information (one-sided) or contributing factors such as cost. Vice Chairman Dibble raised affordability concerns and felt that these types of requirements will price consumers out of the market. Commissioner York felt that there is potential in this ordinance for an increase in variance

requests which can delay a project. Commissioner Miller felt that as the City continues to grow towards the south and west sides of town, landscaping has not been a priority in some of the more recent subdivisions ("starter homes"); mature trees are evident in older parts of town. He said it would be nice to have something that will add beautification to the City and is in support of the ordinance.

After Commissioner comments concluded, Chairman Baugh opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Miller to recommend approval of item "9" with the correction noted above (tree planting requirements for the "RS-4.5", "RS-6" and "RS-TF" districts - omitting the word "on-site"; the planting location for both the canopy and the understory tree must be in the street yard). The motion was seconded by Commissioner Salazar-Garza. A roll-call vote took place and the motion passed with Vice Chairman Dibble and Commissioner York voting "no".

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 7:23 p.m.