



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, November 28, 2018

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with Commissioner Hovda absent.

#### II. Opening Statement

#### III. Approval of Absences - None

#### IV. Approval of Minutes

1. [18-1490](#) Regular Meeting of November 14, 2018

A motion to approve item "1" was made by Commissioner Baugh and seconded by Vice Chairman Crull. The motion passed.

#### V. Public Hearing (Item A) - Discussion and Possible Action

##### A. New Plats

Greg Collins, Development Services, read items "2 & 3" into the record as shown below. Mr. Collins stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval. He noted that item "2" has requested a waiver from sidewalk construction which will be presented at a future Planning Commission meeting.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2 & 3" was made Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed.

2. [18-1491](#) **18PL1054**  
BERRY PATCH UNIT 1, LOT 1 (FINAL - 2.41 ACRES)  
Located north of Up River Road and west of Hart Road.

3.     [18-1499](#)             **18PL1126**  
                                  THE VILLAGE AT TIMBERGATE UNIT 1, BLOCK 1, LOT 3 (FINAL -  
                                  12.73 ACRES)  
                                  Located south of Timbergate Drive and east of South Staples Street (FM 2444).

**VI.     Director's Report**

None.

**VII.    Items to be Scheduled**

None.

**VIII.   Adjournment of Planning Commission Meeting**

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 5:38 p.m.

**IX.     Convene Airport Zoning Commission Meeting (Planning Commission)**

**A.     Call to Order, Roll Call**

Chairman Villarreal called the meeting to order and a quorum was established with Commissioner Hovda absent.

**B.     Approval of Absences: October 17, 2018: Chairman Villarreal and Commissioners Hovda, Zarghouni and Ezell**

A motion to approve the absences listed above was made by Commissioner Baugh and seconded by Vice Chairman Crull. The motion passed.

**C.     Approval of Minutes**

4.     [18-1492](#)             Regular AZC Meeting Minutes of October 17, 2018

A motion to approve item "4" was made by Commissioner Baugh and seconded by Vice Chairman Crull. The motion passed.

**D.     Presentation**

5.     [18-1493](#)             Joint Land Use Study

The Community Planning Liaison Officer with Naval Air Station of Corpus Christi, Ben Polak, presented item "5" for a briefing on the Joint Land Use Study (JLUS) regarding the Navy's Air Installation Compatibility Use Zones (AICUZ). The briefing includes implementation actions that have occurred and

the next steps to be taken as part of an "AICUZ refresh" of overlays. Mr. Polak began by giving some background information and cited noise, concentrations of people, wildlife attractants, tall structures and visual obstructions as primary concerns. He listed the following implementation actions:

- Plan CC updated the future land uses surrounding airports.
- Rezoning, subdivisions, and building permits now require an assessment of compliance with the JLUS.
- Two new zoning districts have been created for use near airports (Commercial Compatible and the Industrial Compatible District).
- The rezoning of over 100 acres of land in high growth areas for the JLUS compliance.
- Disclosure of the JLUS on the City and Appraisal District websites.

Mr. Polak informed the Commission that the environmental assessment of Waldron Field has been completed and a new AICUZ study has been requested for all airfields due to full the implementation of T-6 aircraft and increased flight operations (estimated start - Fiscal Year 2018). The AICUZ study will incorporate Accident Potential Zones (APZ) for Runway 35, located south of Oso Creek at Cabaniss Field, and AICUZ boundaries will shift at Waldron Field due to the new airport design. Mr. Polak presented aerial maps of Waldron Field and Cabaniss Field to show the proposed changes between APZ-I and APZ-II overlays. He also presented a chart (fact sheet) detailing specific land uses and their compatibility with APZ's.

After Mr. Polak's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Commissioner Williams asked how the proposed map of Cabaniss field affects the anticipated Carroll High School project. Mr. Polak stated that the proposed high school is located in the APZ-II overlay of Cabaniss airfield. He stated that the Navy made a recommendation against the location of the proposed high school. The Navy can only make recommendations to help mitigate risk and cannot direct policy based on AICUZ guidelines. Mr. Polak added that he presented the future map with the proposed changes to the Corpus Christi Independent School District at a past meeting. Mr. Polak clarified that for the Cabaniss airfield, the APZ-II overlay will be extended further to the south and the other APZ overlays will remain with no proposed movements. No action was taken on this item.

#### **E. Director's Report**

None.

#### **F. Adjournment of Airport Zoning Commission**

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 5:50 p.m.