



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, May 1, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order at 5:30 p.m. and a quorum was established with Commissioner Zarghouni absent.

II. Opening Statement

III. Approval of Absences: Commissioner Baugh and Chairman Villarreal

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

IV. Approval of Minutes

1. [19-0625](#) Regular Meeting Minutes of April 17, 2019

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

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

Chairman Villarreal asked Commissioners if they would like any Consent items pulled to be heard separately during the Public Hearing. No items were pulled, and Chairman Villarreal asked Staff to present the Consent Agenda, items V.A, V.B and V.C, numbered 2 through 13. Greg Collins, Development Services, read items "2 through 13" into the record as shown below. Staff recommends approval for Variance (Plat Waiver) item "2". New Plat items "4, 5 & 6", upon satisfaction of the remaining conditions/comments in the Plat Review Comments document, will satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends conditional approval.

New Plat items "3, 7, 8, 9 & 10" (item 7 including a half-street request), satisfy all requirements of the UDC and State Law; the Technical Review Committee recommend approval. Time Extension item "11" satisfies all requirements of the UDC and Staff recommends approval. Staff also recommends approval for New Zoning items "12 & 13" as stated in Staff's report.

After Staff's presentation, Chairman Villarreal opened the public hearing for the Consent items. For New Plat item "7", Victor Medina (representing the owner) at 2460 Cricket Hollow Drive, addressed the Commission and asked if the Park Development and Community Enrichment Fund fees could be recommended for a waiver. He stated the fees are costly because there are 119

lots. It was determined that the Planning Commission does not have the authority to waive those types of fees. With no one else coming forward, the public hearing was closed.

A motion to approve Staff's recommendation for items "2 through 12" was made Commissioner Baugh and seconded by Vice Chairman Crull. The motion passed with Chairman Villarreal abstaining from item "4". A motion to approve Staff's recommendation for item "13" was made Vice Chairman Crull and seconded by Commissioner Baugh. The motion passed with Commissioner Dibble abstaining from item "13".

A. New Plat with Variance (Waiver)

2. [19-0628](#) **19PL1014 - SIDEWALK**
FLOUR HEIGHTS, BLOCK 1, LOT 20 (FINAL REPLAT - 0.7466 ACRES)
Located east of Flour Bluff Drive and north of Purdue Road.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.
3. [19-0615](#) 19PL1014
FLOUR HEIGHTS, BLOCK 1, LOT 20 (FINAL REPLAT - 0.7466 ACRES)
Located east of Flour Bluff Drive and north of Purdue Road.

B. New Plats

4. [19-0620](#) **18PL1141 - CONDITIONAL**
DEL MAR SOUTH CAMPUS (PRELIMINARY - 93.62 ACRES)
Located north of Yorktown Boulevard and west of Rodd Field Road.
5. [19-0622](#) **18PL1031 - CONDITIONAL**
RANCHO VISTA (PRELIMINARY - 222.00 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.
6. [19-0623](#) **19PL1013 - CONDITIONAL**
THE PRESERVE AT MUSTANG ISLAND UNIT 2 (PRELIMINARY - 115.87 ACRES)
Located east of State Highway 361 and north of Zahn Road.
7. [19-0616](#) 18PL1129
SARATOGA DOWNS UNIT 3 (FINAL - 20.437 ACRES)
Located east of Greenwood Drive and east end of Kentucky Derby Drive.

8. [19-0618](#) 19PL1027
WILLOWOOD UNIT 9 (FINAL - 7.71 ACRES)
Located south of Sapamco Creek Drive and east of Devil's Creek Drive.
9. [19-0624](#) 18PL1136
PADRE ISLAND NUMBER 1, BLOCK 13, LOT 1R (REPLAT - 4.907 ACRES)
South of Las Tunas between Palmira Avenue and South Padre Island Drive (Park Road 22).
10. [19-0617](#) 19PL1011
VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)
Located south of IH 37 and west of Violet Road.

Time Extension

11. [19-0619](#) 18PL1071
MEADOW PARK ADDITION, BLOCK 22, Lot 5R (FINAL REPLAT - 0.172 ACRES)
Located west of Mohawk Street and south of Chippewa Street.

C. New Zoning

12. [19-0627](#) **Public Hearing - Rezoning Property at or near 3802 Callicoate Road**

Case No. 0519-01 - Luxury Spec Homes

Ordinance rezoning property at or near 3802 Callicoate Road (located on the east side of Callicoate Road, south of Leopard Street, and north of the City Limits) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

13. [19-0626](#) **Public Hearing - Rezoning Property at or near 3030 McKinzie**

Case No. 0519-02 - Rick's Homes, LLC

Ordinance rezoning property at or near 3030 McKinzie (located on the east side of McKinzie Road, south of Interstate 37, and north of Leopard Street) from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District (Tract 1) and "RS-4.5" Single-Family 4.5 District (Tract 2).

VI. Public Hearing: (Item D) - Discussion and Possible Action**14. [19-0629](#)****19PL1028 - SIDEWALK**DEL MAR SOUTH CAMPUS, BLOCK 1, LOT 1 (FINAL - 51.12 ACRES)

Located west of Rodd Field Road and north of Yorktown Boulevard.
Request for a Plat Waiver of Sidewalk Construction Requirement in
Section 8.1.4 and Section 8.2.2 of the UDC.

Mr. Collins read item "14" into the record as shown above. Mr. Collins stated that Staff originally recommended denial of this waiver request and required sidewalk construction along Yorktown Boulevard, starting at the existing sidewalk at Bay Drive and Yorktown Boulevard, on the north side of Yorktown, and going east and north along the curve, along the west side of Rodd Field Road. However, there is a current City Bond construction project for the Rodd Field Road expansion.

Mr. Collins cited the factors in support of the waiver request:

- The curve is not on the ADA Master Plan.
- Sidewalk will be constructed along Yorktown Boulevard and Rodd Field Road as part of the City project.
- City's demolition plan shows the paved curve will be demolished.
- Applicant states they believe the curved right-of-way will be vacated in the future.

Staff recommends approval of the waiver request. After Staff's presentation, Vice Chairman Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation for item "14" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed with Chairman Villarreal abstaining.

15. [19-0621](#)**19PL1028 - CONDITIONAL**DEL MAR SOUTH CAMPUS, BLOCK 1, LOT 1 (FINAL - 51.12 ACRES)

Located west of Rodd Field Road and north of Yorktown Boulevard.

Mr. Collins read item "15" into the record as shown above. Upon satisfaction of the remaining conditions/comments in the Plat Review Comments document, item "15" will satisfy all requirements of the UDC and State Law; the Technical Review Committee recommend conditional approval. After Staff's presentation, Vice Chairman Crull opened the floor for Commissioner comments/questions. Vice Chairman Crull asked Staff for the status on the construction of a proposed bridge located at Master Channel 31 and a bike trail to Lipes Boulevard. Mr. Collins referred to Staff's response to the applicant in the Plat Review Comments document. Staff's response for Land Development comment number 8 states: "Prior to recordation: Submit public access easement application. The trail and bridge to be constructed by completion of Phase I or as agreed to by separate Inter-Local Agreement. All public infrastructure associated with Lot 1, Block 1 to be completed in Phase I".

After Commissioner comments/questions, Vice Chairman Crull opened the public hearing. Representing the applicant, Murf Hudson with Urban Engineering at 2725 Swantner Drive, addressed the Commission to express his objection to Staff's response for Land Development comment number 8 (as cited above). With no one else coming forward, the public hearing was closed. A motion to approve Staff's recommendation for item "15" was made by Commissioner Schroeder and seconded by Commissioner Hovda. The motion passed with Chairman Villarreal abstaining.

VII. Director's Report

Ms. Nixon-Mendez, Director of Development Services, reported to the Commission on an applicant's request for a revision to the original half-street request that was denied by the Commission on April 3, 2019 for The Coves at Lago Vista Unit 3C (17PL1059).

VIII. Items to be Scheduled

A motion was made by Commissioner Baugh and seconded by Commissioner Dibble to schedule the reconsideration of the plat and half-street request for The Coves at Lago Vista Unit 3C (17PL1059) for the May 15, 2019 Planning Commission meeting. The motion passed with Vice Chairman Crull voting "no".

IX. Adjournment

There being no further business to discuss, Vice Chairman Crull adjourned the meeting at 6:41 p.m.