



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, January 8, 2020

5:30 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with all present.

II. Opening Statement

Staff read the opening statement.

III. PUBLIC COMMENT

None.

IV. Approval of Absences: None.

V. Approval of Minutes

1. [20-0026](#) Regular Meeting Minutes of December 18, 2019

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

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

Chairman Crull asked staff to present the Consent Agenda and Andrew Dimas, Development Services, read Consent Agenda into the record. New Plats and Time Extension satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval of the plats and staff recommends approval of the consent items. Chairman Crull questioned the logic behind "Item 6" with respects to CG-2 referring to major intersections and Andrew Dimas commented that after several discussions with the applicant, the request was amended by the applicant to CN-1 District. Commissioner Williams asked if apartments could be in CN-1 and Andrew Dimas confirmed yes but even with apartments, the traffic will go onto arterial(s) directly. Chairman Crull asked Commissioners if there were any other questions. Commissioner Zarghouni inquired about the number of acres in "Item 6" and

Andrew Dimas replied for CN-1 it is 4.5-acres. Commissioner York questioned the UTP Amendment and the effects on the Oso and the 100-year floodplain. Annika Yankee, with the Planning/ESI Department, commented that in not all cases will it be completely out of the A Zone, it was shifted as much as possible. Commissioner Williams asked if there was encroachment of the wetlands and Annika Yankee replied there is a chance to some degree. Dan McGuinn, with Planning/ESI mentioned that some of the floodplain area would likely be reduced down and avoid the wetlands for permitting sake. Commissioner Schroeder shared concern for the 100-year floodplain being possibly affected and asked what other mechanisms are in place to not impact the floodplain. Dan McGuinn said these plans are a guide and the Engineer's design would ensure that the roads, elevations and ditches are positioned and most likely there will be a map amendment. Commissioner York asked if the changes were in line with the area development plan. Annika Yankee responded yes. Commissioner York stated usually when roads are platted, the developer/land owner is responsible for contributing to construct the road but because of where this is placed (on the floodplain), he inquired if the City had plans to participate in half of the street construction. Dan McGuinn responded the City does not own property there. When asked about studies being concluded, Dan McGuinn responded that a study of La Voilla Creek is being considered.

Chairman Crull opened the public hearing. With no one coming forward, the public hearing was closed. Also mentioned was the need for two motions since Commissioner York will be abstaining on a couple. A motion was made by Vice-Chairman Baugh to approve items "2, 3, 6 & 8" as presented. The motion was seconded by Commissioner Hovda and the motion passed with Commissioner York abstaining. A motion was made by Vice-Chairman Baugh to approve items "4, 5 & 7" as presented. The motion was seconded by Commissioner Dibble and the motion passed. Chairman Crull mentioned Planning Commission is recommending approval of items "6, 7 & 8" to Council.

A. Plats

New Plats

2. [20-0027](#) **19PL1111**
SALIDA DEL SOL AT TERRA MAR UNIT 3 (FINAL - 12.05 ACRES)
Located North of North Oso Parkway and West of Luz De Luna.

3. [20-0046](#) **19PL1020**
WEST RIVER PLACE UNIT 2, BLOCK 2, LOTS 5,6,7,8,9 AND 10
(FINAL - 8.83 ACRES)
Located south of Northwest Boulevard (FM624) and west of FM 1889.

Time Extension

4. [20-0029](#) **19PL1046**
CIMARRON ACRES, BLOCK 1, LOT 2 (FINAL - 12.22 ACRES)
Located east of Cimarron Boulevard and south of Lipes Boulevard.
- B. **New Zoning**
5. [20-0030](#) **Public Hearing - Rezoning Property at or near 5102 Old Brownsville Road**
- Case No. 0120-01 - Johnson Development:** Ordinance rezoning property at or near 5102 Old Brownsville Road (located along the south side of Old Brownsville Road, east of South Padre Island Drive (State Highway 358), and west of Cliff Maus Drive) from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.
6. [20-0031](#) **Public Hearing - Rezoning Property at or near 7702 Yorktown Boulevard**
- Case No. 0120-02 - Grangefield Development, LLC:** Ordinance rezoning property at or near 7702 Yorktown Boulevard (located along the north side of Yorktown Boulevard, south of Los Rancheros Drive, and east of Rodd Field Road) from the “FR” Farm Rural District to the “RS-4.5” Single Family Residentail District and the “CG-2” General Commercial District.
7. [20-0032](#) **Public Hearing - Rezoning Property at or near 5102 Old Brownsville Road**
- Case No. 0120-03 - Hobbs, Highground Advisors, Texas Scottish Rite and TAMU:** Ordinance rezoning property at or near 5102 Old Brownsville Road (located along the north side of Old Brownsville Road, east of South Padre Island Drive (State Highway 358), and west of Cliff Maus Drive) from the “IL” Light Industrial District and the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.
- C. **Urban Transportation Plan**
8. [19-1774](#) Amendment to the Urban Transportation Plan for Oso Parkway, CR43 East and CR 20A, located south of FM 43, north of CR 20A, and east of CR 43.

VII. Presentation**9. [20-0045](#) Planning Commission Ethics Presentation**

Chairman Crull asked Buck Brice, Assistant City Attorney, to present his presentation. After the presentation, several Commissioners had questions about when they should abstain based on the criteria mentioned in the presentation. Commissioner York commented on the No Vote Form and if that needed to be updated to include the City Code and the State Law Disclosure Affidavit. Buck Brice said he was available to answer any and all questions at any time.

VIII. Director's Report

Al Raymond, Director of Development Services had nothing to report.

IX. Items to be Scheduled

None were mentioned.

X. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:15 p.m.