



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, April 1, 2020

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with no absences.

II. Opening Statement

- III. PUBLIC COMMENT: AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Council. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the Planning Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of Board prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

IV. Approval of Absences: Commissioner Hovda

A motion to approve the absences listed above was made by Commissioner York and seconded by Commissioner Zarghouni. The motion passed.

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

Chairman Crull asked Staff to present the Consent Agenda, items V.A and V.B. Andrew Dimas, Development Services, read the Consent Agenda items into the

record. New Plat items “1, 2, 3 & 4” satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff recommends approval for Time Extension items 5, 6 & 7”. Staff also recommends approval for New Zoning item “8” as stated in Staff’s report. After Staff’s presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner Williams inquired about the building height for Time Extension item “5”. Staff confirmed that the height of the buildings was changed from 35 feet to 45 feet (with City Council approval) to accommodate FEMA regulations. Currently, the development only faces a channel and has no homes built on either side. Chairman Crull inquired about about New Plat item “2”. He said the plat does not indicate where the pins/iron rods are located or set. Staff took note of the comment and will investigate. After Commissioner comments/questions concluded, Chairman Crull opened the public hearing. For the record, Mr. Dimas stated that no written public comment forms were submitted nor were any public notices returned with opposition for any of the agenda items. With that information, Chairman Crull closed the public hearing.

A motion was made by Commissioner York to approve items “1, 2, 4 & 7” as presented. The motion was seconded by Commissioner Hovda and the motion passed. A motion was made by Vice Chairman Baugh to approve items “3, 5, 6 & 8” as presented. The motion was seconded by Commissioner Zarghouni and the motion passed with Commissioner York abstaining.

A. Plats

New Plats

1. [20-0442](#) **20PL1008**
OLIVEIRA COMPOUND, BLOCK 1, LOTS 1A, 1B, 1C & 1D
(PRELIMINARY - 21.15 ACRES)
Located north of Northwest Boulevard west of Wildcat Drive.
2. [20-0443](#) **20PL1013**
MAHAN ACRES, BLOCK 1, LOT 19R (FINAL REPLAT - 0.731 ACRES)
Located east of Kostoryz Road and north of Foley Drive.
3. [20-0444](#) **20PL1015**
LAKE PADRE SOUTH, BLOCK 3, LOTS 1BR, 1S, 1T (REPLAT - 7.2
ACRES)
Located west of Windward Drive and north of Whitecap Boulevard.
4. [20-0445](#) **18PL1133**
VILLAGE AT GREENWOOD (FINAL - 4.7 ACRES)
Located north of Saratoga Boulevard and east of Greenwood Drive.

Time Extensions

5. [20-0447](#) **17PL1042**
 THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
 Located on the northeast side of Granada Drive and west of Leeward Drive.
6. [20-0448](#) **18PL1077**
 PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)
 Located south of SH 361 and east of South Padre Island Drive (Park Road 22).
7. [20-0450](#) **18PL1102**
 THE LAKES AT NORTHWEST UNIT 2 (FINAL - 22.23 ACRES)
 Located west of FM 1889 and south of Northwest Boulevard (FM 624).
- B. **New Zoning**
8. [20-0446](#) **Public Hearing - Rezoning Property at or near 14206 Leos Court**

 Case No. 0320-03 - Mostaghasi Investment Trust: Ordinance rezoning property at or near 14206 Leos Court (located along Leos Court, west of County Road 69, and south of Northwest Boulevard (FM 624), east of Rodd Field Road, and west of Lexington Road), from the "CN-1" General Commercial District to the "RS-6" Single-Family 6 District.

VI. Director's Report

None.

VII. Items to be Scheduled

None.

VIII. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:05 p.m.