



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, April 29, 2020

5:30 PM

Council Chambers

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

Chairman Crull called the meeting to order and a quorum was established with Commissioner Miller absent.

#### II. Opening Statement

- III. **PUBLIC COMMENT: 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 the Planning Commission. This meeting will be broadcast at [cctexas.com/services/council-meeting-agendas-minutes-video](https://cctexas.com/services/council-meeting-agendas-minutes-video). Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to [catherineg@ccrexas.com](mailto:catherineg@ccrexas.com) no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This 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](https://cctexas.com/departments/city-secretary).

#### IV. Approval of Absences: None

**V. Approval of Minutes**

A motion to approve item "1" was made by Commissioner Hovda and the motion was seconded by Commission Dibble. The motion passed.

1. [20-0521](#) Regular Meeting Minutes April 15, 2020

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

Chairman Crull asked Staff to present the Consent Agenda, items VI.A and VI.B. Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "2, 3, 4, 5, 6, 7, 8 & 9" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff recommends approval for Time Extension items "10 & 11". Staff also recommends approval for New Zoning item "12" as stated in Staff's report. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Chairman Crull had a question regarding the sidewalk easement for New Plat item "4". He would like Staff to verify if the sidewalk easement is needed on the property. Staff made a notation to do so. 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 Vice Chairman Baugh to approve items "2, 4, 5, 6, 9, 10, 11 & 12" as presented. The motion was seconded by Commissioner Hovda and the motion passed. A motion was made by Commissioner Dibble to approve items "3, 7 & 8" as presented. The motion was seconded by Vice Chairman Baugh and the motion passed with Commissioner York abstaining.

**A. Plats****New Plats**

2. [20-0522](#) 20PL1016  
STARLIGHT ESTATES UNIT 5 (FINAL - 19.02 ACRES)  
Located south of Yorktown Boulevard & east of Fred's Folley Drive.
3. [20-0523](#) 20PL1019  
COTTAGES BY THE BAY UNIT 1 (FINAL - 7.995 ACRES)  
Located west of Flour Bluff Dr. between Glenoak Drive & Purdue Road.
4. [20-0524](#) 20PL1026  
WOOD RIVER UNIT 1, BLK 1, LOT 26R & UNIT 5, BLK 1, LOT 27R (REPLAT - 0.58 ACRES)  
Located north of Northwest Boulevard & west of River Hill Drive.
5. [20-0525](#) 20PL1020  
LAGUNA VISTA SHORES BLK 9, LOT 1R (REPLAT - 0.284 ACRES)  
Located west of Shore Drive between Riviera Drive & Courtland Drive.

6. [20-0526](#) 20PL2018  
DODDRIDGE TRACT BLOCK 1, LOT 7R (FINAL REPLAT - 1.07 ACRES)  
Located south of Agnes Street between Tanacahua Street and Carancahua Street.
7. [20-0533](#) 20PL1025  
PARKDALE VILLAGE ANNEX "C" LOTS 3A, 3B & 3C (REPLAT - 3.2400 ACRES)  
Located west of South Staple Street and south of Gollihar Road.
8. [20-0534](#) 20PL1024  
100 SOUTH PADRE BLOCK 1, LOTS 3 AND 4 (FINAL - 5.014 ACRES)  
Located west of Enterprize Parkway and south of Bear Lane.
9. [20-0537](#) 19PL1122  
HERITAGE PARK BLOCK 1, LOTS 21R AND 22R (FINAL REPLAT - 0.781 ACRES)  
Located north of South Padre Island Drive and west of Rodd Field Road.

#### **Time Extensions**

10. [20-0527](#) 19PL1011  
VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)  
Located south of IH 37 and west of Violet Road.
11. [20-0528](#) 19PL1063  
CALALLEN SOUTH UNIT 1 (FINAL - 23.145 ACRES)  
Located east of I.H. 69/US Hwy 77 and north of CR 48.
- B. **New Zoning**
12. [20-0529](#) **Public Hearing - Rezoning Property at or near 7001 Williams Drive**

**Case No. 0420-03 - Covenant Baptist Church:** Ordinance rezoning property at or near 7001 Williams Drive (located along the south side of Williams Drive, east of Nile Drive, and west of Rodd Field Road), from the "RS-6" Single-Family 6 District "to the "CN-1" Neighborhood Commercial District.

**VII. Public Hearing: (Item C) - Discussion and Possible Action****C. Plat with a Variance (Waiver)****13. [20-0530](#)**

19PL1130

**DON PATRICIO, BLOCK F, LOT 47R (REPLAT - 0.985 ACRES)**

Located west of Waldron Road and south Don Patricio Road.

Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Section 8.2.7.A of the Unified Development Code (UDC); an Exemption from Wastewater Lot/Acreage Fees in Accordance with Section 8.5.2.G of the UDC.

Mr. Dimas presented item “13” for the record. For location purposes, he presented an aerial view of the subject property. The proposed Don Patricio subdivision is “Reasonably accessible” to a public wastewater facility. “Reasonably accessible” means master plan facilities (including trunk mains and lift stations) currently exist in the designated service area, and such facilities can be extended to serve the subdivision; collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended. (UDC Section 8.2.7.B.1.d).

Mr. Dimas explained the plat is in the Laguna Madre WWTP service area of the Wastewater Collection System Master Plan. The nearest wastewater accessibility is a manhole along Don Patricio Drive, east of the property, and approximately 775 linear feet from the property; the manhole is at a sufficient depth so that, if a line were extended from it, west to the subject property, across its entire front footage, sewage would flow by gravity to this connection. Mr. Dimas also presented a map of the Wastewater Collection System Master Plan for the Laguna Madre WWTP service area, overlooking that Don Patricio Road is included for improvements.

Staff has requested cost estimates of connection alternatives. Instead of wastewater extensions, the applicant proposes an individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.a. Staff recommends disapproval of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A. After Staff’s presentation, Chairman Crull opened the floor for Commissioner comments/questions. Discussion took place regarding the option of a reimbursement agreement and the cost estimate provided by the engineer. Chairman Crull felt that the cost estimate needs to be verified. After Commissioner comments/questions concluded, Chairman Crull called for a motion. A motion was made by Commissioner Hovda to approve Staff’s recommendation to deny the request for waiver of wastewater infrastructure construction. The motion was seconded by Commissioner York and the motion passed.

**VIII. Director's Report****IX. Items to be Scheduled**

**X. Adjournment**