



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, April 28, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Chairman Salazar-Garza absent.

II. PUBLIC COMMENT: For the record, Andrew Dimas, Development Services, informed the Commission that no written public comment forms were submitted for any of the items on the agenda.

III. Approval of Absences: Commissioner Mandel

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

IV. Approval of Minutes

1. [21-0460](#) Regular Meeting Minutes of April 14, 2021

A motion was made by Commissioner Schroeder to approve item "1" and it was seconded by Vice Chairman Dibble. The motion passed.

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A & V.B. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning items "5 & 6" as stated in Staff's report.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Schroeder asked a question regarding New Plat item "3" about a utility easement. After Commissioner questions concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed.

A motion was made by Commissioner York to approve Staff's recommendation for items "2, 3 & 5". The motion was seconded by Commissioner Schroeder and the motion passed with no abstentions.

A motion was made by Commissioner Miller to approve Staff's recommendation for item "4". The motion was seconded by Commissioner Zarghouni and the motion passed with Commissioner York abstaining.

A motion was made by Commissioner Schroeder to approve Staff's recommendation for items "6". The motion was seconded by Commissioner York and the motion passed with Commissioner Zarghouni abstaining.

A. New Plats

2. [21-0429](#) 21PL1010
BRIDGES MILL VILLAGE UNIT 2 (FINAL - 23.850 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.
3. [21-0430](#) 21PL1019
SAXET HEIGHTS, BLOCK 3, LOT 7A (FINAL REPLAT - 0.603 ACRES)
Located south of North Saxet Drive between Bartlett Drive and Baker Drive.
4. [21-0528](#) 21PL1011
SANDRA LANE SUBDIVISION (FINAL - 3.39 ACRES)
Located east of Airline Road and north of Sandra Lane

B. New Zoning

5. [21-0521](#) **Public Hearing - Rezoning Property at or near 7602 Yorktown Boulevard**

Case No. 0421-04 - Jackie Homes, LLC: Ordinance rezoning property at or near 7602 Yorktown Boulevard (located along the northside of Yorktown Boulevard, south of Fred's Folly Drive, east of Rodd Field Road, and west of Cayo del Oso) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District.
6. [21-0522](#) **Public Hearing - Rezoning Property at or near 14702 Northwest Boulevard (FM 624)**

Case No. 0421-05 - Vision Twenty Investments, LLC: Ordinance rezoning property at or near 14702 Northwest Boulevard (FM 624), located along the southside of Northwest Boulevard, east of Farm to Market Road 1889, north of Siesta Loop, and west of Hazel Bazemore Parkway, from the "FR" Farm Rural District to the "CG-2" General Commercial District.

VI. Public Hearing (Item C): Discussion and Possible Action

C. Area Development Plan**7. [21-0526](#)**

Ordinance adopting a new Flour Bluff Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Flour Bluff Area Development Plan adopted on September 14, 1993; and amending the Plan CC Comprehensive Plan.

Keren Costanzo, Planning Department, along with Dan McGinn, Assistant Director, presented item “7” for the record as shown above. She began the presentation by giving some background information and stated the Flour Bluff ADP has not been updated in almost 30 years. She presented an aerial map showing the boundaries of the Flour Bluff ADP. She stated that in addition to the Plan’s vision themes/policy concepts, there are action items and programs/projects that collaboratively work with the community for implementation of the Plan. She explained the timeline of events and activities that have occurred since the project was initiated, including advisory committee/community meetings and three survey instruments. The introduction section goes over demographics and public engagement process. She highlighted that Staff has maintained a project website throughout the process for updates/input; the project has over 500 subscribers for email updates such as public hearings. For additional outreach, Staff have also used social media platforms for survey participation and posting of community meetings. Ms. Costanzo gave a summary of the online survey which had over 460 respondents.

The next section of the Plan is about the Future Land Use map. She clarified that the map is not a zoning map but a tool with broader categories to be used as a vision for future development. Also, the Future Land Use map does not change any underlying zoning districts. She continued with the next section of vision themes (3): Create safe and healthy neighborhoods that keep the community strong and connected; Support our local businesses so they can thrive; Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay. The vision themes have a series of strategic action items/policy initiatives:

- 1) Provide stormwater management solutions to help flood-prone areas
- 2) Create equitable opportunities for all Flour Bluff residents.
- 3) Improve roadway conditions and connect the community through alternative transportation options.
- 4) Foster Flour Bluff community pride.

The final section of the Plan is Public Investment Initiatives which covers short term projects (1 – 5 years), mid-term projects (6 – 10 years) and long-term projects (10+ years) and include improvements to parks/trails, streets, and utilities/infrastructure.

Lastly, she summarized for the Commission the online Open House results which had

approximately 140 respondents with 87% supporting the adoption of the Plan . She highlighted the following top five short-term projects:

1. Oso Bay Trestle Bridge Hike & Bike Design = 43 votes
2. Oso Bay Hike & Bike Trail Phase 1 = 38 votes
3. Parker Park Covered Basketball Court & Improvements = 24 votes
4. Wranosky Park Skatepark Improvements = 22 votes
5. (S6) Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.) = 21 votes

Based on the information presented, Staff, along with the Flour Bluff ADP Advisory Committee recommend plan adoption. After Staff's presentation, the floor was opened for Commissioner comments/questions. Vice Chairman Dibble had a question about the Future Land Use map and if it supersedes underlying zoning districts when Staff is making recommendations. Ms. Costanzo reiterated that the Future Land Use map is one of many guides that are used for Staff recommendations brought to the Planning Commission and then for their recommendation to City Council. Staff remains cognizant of development patterns; the environment is ever changing, and the Plan is a living document in a constant state of amendment. If a rezoning case is approved, then the Future Land Use map is amended. Vice Chairman Dibble also asked if there is public notification involved (like a rezoning case) when the Future Land Use Map has been amended. Ms. Costanzo stated a public hearing is the formal notification process. She emphasized the extensive effort of heavy community engagement that is done at the beginning of these kinds of projects.

Commissioner Miller asked if Staff considered the upcoming Air Installation Compatibility Use Zone (AICUZ) Study when drafting this Plan for congruency. Ms. Costanzo confirmed that she worked with Ben Polack, Community Planning/Liaison Officer of the Naval Air Station Corpus Christi (NASCC) and Ex-Officio for Planning Commission. With respect to the AICUZ, Commissioner Schroeder stated that he finds this part challenging because there are no attempts to adjust/consider density as boundary lines are firm. Discussion also took place regarding localized flood prone areas which residents have identified in the area. This localized flooding may be deficiencies in the stormwater system that was not built to accommodate the growth that has occurred in the area. This data has been very helpful in conveying this issue to the Utility Departments which is currently being researched. Eventually engineers will become more familiar with these documents and incorporate them into their subdivision design in the platting process.

After comments/questions concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Commissioner Schroeder to approve item "7" as presented by Staff. The motion was seconded by Commissioner York and the motion passed.

VII. Future Agenda Items: None.

VIII. Director's Report

Nina Nixon-Mendez, Assistant Director, informed the Commission about new Staff members David Stallworth, Senior City Planner, and Joann Salinas, Management Assistant.

IX. Adjournment of Planning Commission Meeting

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:20 p.m.