



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, April 6, 2022

5:30 PM

Council Chambers

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

The meeting was called to order and a quorum was established with Commissioner Miller absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Chairman Dibble and Commissioner York

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

#### IV. Approval of Minutes

##### 1. [22-0618](#) Regular Meeting Minutes of March 23, 2022

A motion was made by Commissioner Munoz to approve the minutes listed above and it was seconded by Commissioner Mandel. The motion passed.

#### V. Consent Public Hearing (Item A): Discussion and Possible Action

Chairman Dibble asked Staff to present the Consent Agenda, items "2 through 4". Andrew Dimas, Development Services, read the Consent agenda into the record. New Plat items "2 & 3" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff recommends approval for Time Extension item "4". After Staff's presentation, Chairman Dibble opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Vice Chairman Schroeder to approve items "2 & 3" as presented by Staff and it was seconded by Commissioner York. The motion passed. A motion was made by Vice Chairman Schroeder to approve item "4" as presented by Staff and it was seconded by Commissioner Zarghouni. The motion passed with Commissioner York abstaining.

#### A. Plats

**New Plats**

2. [22-0611](#) 22PL1013  
TYLER SUBDIVISION, BLOCK 4, LOT 16 (FINAL - 0.138 ACRE)  
Located near the intersection of Rex Lane and Claudia Drive.
3. [22-0612](#) 22PL1019  
SOUTH TEXAS BONE & JOINT MEDICAL PLAZA UNIT1, BLK 1, LOTS 2A & 2B (FINAL - 4.32 ACRES)  
Located west of Crosstown Expressway (SH 286) and south of Fredrick Drive.

**Time Extension**

4. [22-0656](#) **21PL1128 - 1ST REQUEST**  
HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)  
Located east of McKinzie Road and south of Harrington Drive.

**VI. Public Hearing (Item B): Discussion and Possible Action****B. Plats**

Mr. Dimas read plat items "5, 6 & 7" into the record as shown below explaining how Unit 2 and Unit 3 relate to the amended preliminary plat (item 5); each have a Staff recommendation of conditional approval which involves the developer to acquire additional drainage right-of-way to handle capacity. If additional right-of-way is not acquired, the engineer of record can also submit drawings at the public improvement phase to prove that sufficient capacity can be attained. After Staff's presentation, Chairman Dibble opened the public hearing for these items. With no one coming forward, the public hearing was closed.

5. [22-0655](#) **19PL1001: AMENDED - CONDITIONAL**  
CALLEN SOUTH (PRELIMINARY - 117.29 ACRES)  
Located north of CR 48 and east of IH 69.

A motion was made by Commissioner York to approve item "5" as presented by Staff and it was seconded by Commissioner Zarghouni. The motion passed.

6. [22-0653](#) **21PL1178 - CONDITIONAL**  
CALLEN SOUTH UNIT 3 (FINAL - 14.43 ACRES)  
Located south of CR 52 and east of Hwy 77.

A motion was made by Commissioner York to approve item "6" as presented by Staff and it was seconded by Commissioner Salazar-Garza. The motion passed.

7. [22-0654](#) 21PL1186 - CONDITIONAL  
CALLEN SOUTH UNIT 2 (FINAL - 33.3 ACRES)  
Located south of CR 52 and east of Hwy 77.

A motion was made by Commissioner York to approve item "7" as presented by Staff and it was seconded by Commissioner Zarghouni. The motion passed.

**VII. Planning Commission Training Series**

8. [21-1453](#) Zoning 101

Mr. Dimas presented item "8" for the record as shown above. He began by explaining that Development Services is organized by two divisions: Land Development and Building. He described the functions of the Zoning Division. He gave the zoning definition and listed common zoning districts between Industrial, Residential and Commercial. Mr. Dimas explained Land Use, Future Land Use (Comprehensive Plan), Special Districts and Overlays; the factors to consider for rezoning cases. Next, he gave some background on the Unified Development Code and how it is involved with comprehensive planning, platting and zoning; listed the common site requirements such as setbacks and buffer yards. Lastly, he gave information on the Zoning Board of Adjustment and their scope involving variances, appeals and Special Use Exceptions (SUE). After the presentation Staff took questions from the Commission. No action was taken on this item.

**VIII. Director's Report: None.**

**IX. Future Agenda Items: None.**

**X. Adjournment**

There being no further business to discuss, the meeting adjourned at 6:30 p.m.