



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, May 29, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Commissioner Motaghi absent.

Present 8 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Chair Michael Miller, Vice Chair Michael York, Board Member Mike Munoz, and Board Member Michael Budd

Absent 2 - Advisory Non voting Ben Polack, and Board Member Jahvid Motaghi

II. PUBLIC COMMENT: None.

III. Approval of Absences: May 15, 2024: Commissioners Mandel and Munoz.

A motion was made by Vice Chairman York to approve the absences, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: May 15, 2024 DRAFT minutes

A motion was made by Commissioner Hedrick to approve the May 15, 2024, minutes, seconded by Vice Chairman York. The Vote: All Aye. The motion passed.

1. [24-0863](#) May 15, 2024 DRAFT Meeting Minutes

Attachments: [5-15-24 Minutes DRAFT](#)

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

Mark Orozco, Development Services, read Consent Agenda Items A, B, and C into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Item 5, Zoning, also satisfies all requirements.

Commissioner Mandel asked about commercial development on Item 2, (Padma Estates) both sides of Staples being commercial. Ms. Whitmire stated it is not annexed and the zoning is not set. It's conditional pending annexation. It is not consistent with the ADP.

Commissioner Budd asked about the wetlands and retention pond; will there be a

drainage issue. Ms. Whitmire stated the PI's are in review, they have a ditch system. Since it has not been annexed, they are private streets. The plat and PI's had to be resubmitted because they expired two years ago. The drainage is outside of the detention pond. Mr. Orozco stated no structures can be put in that area.

Commissioner Hedrick stated the neighborhood is being built outside city standards without sidewalks, curbs, gutters, and the city will have to take responsibility for these items once it is annexed, and it should meet our city standards. Ms. Whitmire stated the HOA will maintain the streets and the city will have no responsibility for the streets. Commissioner Hedrick stated If the HOA goes under and the city has to take over the streets, they should already be up to our standards; the repair cost would fall on the taxpayers.

Vice Chairman York asked about the platting before zoning; will it go together when it is annexed. Ms. Whitmire stated the plat is conditional upon annexation and the annexation case has to go with the zoning. If it is not annexed and zoned properly, this plat is null and void. What happens if it does not meet the ADP? That is part of the planning department review.

Chairman Miller stated he does not like it when it is in this order.

Vice Chairman York asked for the conditions; which are stated in the report as "open", public improvements, stormwater, zoning, annexation.

Chairman Miller opened Public Comment for Items 2, 3, 4, and 5.

Robert DeLeon, 6101 Sir Jack, stated the applicant is required to have a 10-foot buffer with fencing, and would like a concrete wall instead of wood.

Vice Chairman York asked what the buffer is. Ms. Whitmire stated Type B buffer: minimum of 10-foot and 10-points, minimally achieved by an 8-foot solid wood or concrete.

Andrew Dimas, Development Services, stated it is a 10-foot 10-point requirement, if there is an alley, it automatically triggers an 8-foot wall that has to be masonry.

The applicant is asking for CN-2, neighborhood commercial. Originally CG, amended to CN.

Seeing no one else to speak, Chairman Miller closed Public Comment.

A motion was made by Vice Chairman York to approve Items 2, 3, 4, and 5 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

A. Plats

2. [24-0840](#) PL8234-CONDITIONAL
PADMA ESTATES SUBDIVISION (FINAL OF 19.20 ACRES)
Located north of South Staples Street (SH 2444) and west of Oso Parkway.

Attachments: [PL8234 Cover Txt Tab- Padma Estates](#)
[PL8234 Report- Padma Estates](#)
[PL8234 05-07-24 PADMA ESTATES PLATS I & II](#)

3. [24-0858](#) PL8035-CONDITIONAL
RODD FIELD PLAZA (PRELIMINARY PLAT OF 6.26 ACRES)
Located north of Rodd Field Rd and west of Saratoga Blvd.

Attachments: [PL8035CoverTabSheetConditional](#)
[PL8035ClosedOpenDocReport.rtf](#)
[PL8035 220111-RODD FIELD PLAZA - SWQMP \(R1\)](#)
[PL8035 220111-RODD FIELD PLAZA - UTILITY \(R1\) \(1\)](#)
[PL8035PreliminaryPlat](#)

B. Time Extension

4. [24-0859](#) 22PL1035
RANCHO VISTA UNIT 25 (FINAL OF 20.29 ACRES) 2nd Request for
a12-Month Extension
Located east of Rodd Field Road and south of Yorktown Boulevard.

Attachments: [22PL1035 Cover Txt Tab-Time Ex-RV25](#)
[22PL1035_ActionLtrr_6.15.22PCMTg](#)
[22PL1035 Time Extension Request - 5-6-2024](#)
[22PL1035 Approved Plat 6-15-22](#)

C. Zoning

5. [24-0864](#)
Zoning Case No. ZN8281, Oliver & Saeideh Ommani, and Valiollah Ommani,
(District 5). Ordinance rezoning a property at or near 6004 Yorktown from the
“RS-6 Single-Family 6 District to the “CN-2” Neighborhood Commercial District
exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8281 Oliver & Saeideh Ommani, and Valiollah Omani Staff Report](#)
[ZN8281 Oliver & Saeideh Ommani, & Valiollah Ommani Presentation](#)

VI. Public Hearing: Discussion and Possible Action

D. New Zoning

Mark Orozco, Development Services, read Zoning Item 6, Mustang Island, into the record.

The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "RM-AT" Multi-Family District to the "RV" Recreational Vehicle District.

Commissioner Salazar-Garza asked about the inconsistency of the future land use. What requirements and standards will they have; some are nice, some are not.

Susana Rios stated it will be a luxury, upscale park with a swimming pool, laundry room facilities, and will follow the rules and regulations. There may be a hotel and retail on the other side of the development.

Commissioner Hedrick asked if it is for rentals. Ms. Rios stated yes, short term rentals.

Vice Chairman York asked about the short-term rentals; is that set in the zoning?

Mr. Dimas stated it's limited to 180 days regardless if the pad sites are sold or if they are rented short term.

Vice Chairman York asked about the multiple land uses in the application; is that on other pieces of land, not this piece of land. Mr. Dimas stated yes. Vice Chairman York asked about the land sitting idle, if things don't work out; has staff considered a Special Use Permit.

Mr. Dimas stated the decision is on the land use, is the land use suitable for the location. The developer should have had that in mind before they applied for the zoning.

Vice Chairman York is concerned about the re-zoning, if the plan doesn't go through, it will be zoned RV and we may not get the luxury RV park.

Mr. Orozco stated the Master Plat was approved on this tract of land. The boundary for the zoning is larger than what the Master Plan showed.

Ms. Rios stated it is a large development; they have to order the equipment but need the approved plan from the city.

Mr. Dimas stated the bank really doesn't want to write a note on a special permit and can cause ripples down the road.

Chairman Miller stated the commissioners have to determine whether something is

appropriate. We can't dictate the flavor of the zoning. There was a previous zoning that was a bait & switch. The property was sold after zoning and it became something quite different. Is the property to the south vacant and why doesn't the notification extend to the south.

Mr. Orozco stated that it is low density residential to the south.

Mr. Dimas stated the 200-foot radius didn't affect the property. This property is part of the larger plan of development. Property to the south and east is owned by the applicant. One notification was sent to the ISD, by law.

Chairman Miller stated the order of presentations is important.

Mr. Dimas stated the zoning is coming before the plat by metes and bounds.

Ms. Rios stated there will be three phases.

Vice Chairman York asked about the master plat, it has already come through the planning commission. (Yes)

Chairman Miller stated if he was the property owner to the south, he would be concerned about having a voice to the re-zoning.

Mr. Dimas stated there are signs regarding the zoning if a citizen is outside the notification area. The area was annexed in 2001.

Chairman Miller opened the Public Hearing.

Seeing no one to speak, Chairman Miller closed the Public Hearing.

A motion was made by Commissioner Lerma to approve Item 6 as presented by staff, seconded by Commissioner Munoz. The Vote: Aye: Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Lerma, Hedrick, and Budd. Nay: Chairman Miller. The motion passed.

Mark Orozco, Development Services, read Zoning Item 7 into the record.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1 Multi-Family District.

Vice Chairman York asked for the aerial to see if there was development already there as medium density.

Mr. Dimas stated a previous zoning RSTF (duplex zoning) was approved by Council.

Notices were mailed out with no opposition or in favor returned.

Chairman Miller opened the Public Hearing.

Seeing no one to speak, Chairman Miller closed the Public Hearing.

A motion was made by Commissioner Salazar-Garza to approve Item 7 as presented by staff, seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

6. [24-0854](#) Zoning Case No. ZN8120, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the "RM-AT" Multi-Family Apartment Tourist District to the "RV" Recreational Vehicle Park District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8120 Mustang Island LLC Staff Report](#)
 [ZN8120 Mustang Island LLC PowerPoint Presentation](#)

7. [24-0855](#) Zoning Case No. ZN8270, Ferco Homes LLC (District 2). Ordinance rezoning a property at or near 1501 South Nineteenth Street from the "RS-6" Single-Family 6 District to the "RM-1" Multi-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8270 Ferco Homes LLC Staff Report](#)
 [ZN8270 Ferco Homes LLC PowerPoint Presentation](#)

VII. **Briefing**

Neiman Young, Assistant City Manager, presented the Bond 2024 Program Overview.

Vision: Our city has made significant progress in improving our community's infrastructure, including streets, parks, public safety, and facilities. These enhancements have been made possible through funding from the City's bond programs. To continue our progress and improve our citizens' quality of life, we must remain committed to investing in our infrastructure.

Bond 2024: Streets: \$92 million; Parks: \$34.75 million; Public Safety: \$45 million; Public Facilities: \$1.25 million; Public Libraries: \$2 million; Public Health: \$0; Total: \$175 million.

Mr. Young detailed each bond program. Bond 2024 can be accomplished with no city property tax rate increase; by good practices and managing debt. Would the property tax decrease if the bond is not approved? (TBD). Design vs. construction was discussed. Voters could not approve the bond which would result in paying for design, but without

construction.

Commissioner Salazar-Garza asked how the projects were determined. Upon approval of the CIP, streets are chosen and the bonds are a way to fill in the blanks. Recommendations are made depending on the state of the streets. Cameras and tools are used to assess the condition of the roads and streets through the Public Works Department.

Discussion was held for each category of the Bond 2024 program.

8. [24-0610](#) Bond 2024 Program Overview

Attachments: [Proposed Bond 2024 Program - Townhalls- 5.16.24](#)

VIII. Director's Report: None.

IX. Future Agenda Items: None.

X. Adjournment

There being no further business to discuss, the meeting adjourned at 7:20 pm.