



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, January 10, 2024

5:30 PM

6th Floor Conference Room

I. Call to Order, Roll Call.

Commissioner Salazar-Garza called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting. Chairman Miller and Vice Chairman York were absent.

II. PUBLIC COMMENT: None.

Commissioner Salazar-Garza stated Item No. 8, 23-2056, Zoning Case No. 0124-04, Saratoga Palms, is pulled from the agenda.

III. Approval of Absences: None.

IV. Approval of Minutes:

1. [23-2064](#) Regular Planning Commission Meeting Minutes December 13, 2023

Attachments: [12-13-23 Planning Commission DRAFT Meeting Minutes](#)

A motion was made by Commissioner Hedrick to approve the minutes listed above and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

V. Annual Report

2. [24-0009](#) Discussion and possible action regarding the 2023 Planning Commission Annual Report.

Attachments: [Planning Commission Report signed](#)

A motion was made by Commissioner Munoz to approve the 2023 Annual Report and seconded by Commissioner Mandel. The Vote: All Aye. The motion passed.

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

Mark Orozco, Development Services, read Consent Agenda Item A, Item 3, into the record as shown below. Andrew Dimas read Consent Item B, Items 4, 5, 6, 7, and 9 into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval of the plat. The Zoning cases were also read into the record and recommended

for approval.

Commissioner Hedrick asked if there are other CG-2 in Yorktown.

Mr. Dimas stated there are pockets of CG-2. There is a hodge-podge of CG-1 and CG-2.

Commissioner Hedrick asked if it is typical to have CG-2 backing up to homes.

Mr. Dimas stated it is not typical, but a buffer is required. There is no opposition.

Commissioner Salazar-Garza opened the public hearing.

Bart Nelms, 802 Savage Lane, asked about 23-2055, and stated that he owns property near there.

Mr. Dimas stated the applicant wants to convert the existing building to a treatment center; it's an adaptive reuse building-an inpatient drug and alcohol treatment center, and the zoning has to be changed. It is not a shelter, it's for patients that are receiving specific treatment.

Carlos Seucedo, 2402 Cloyde, stated he had questions about Zoning Case No. 0124-01, the Jonathan Verduzco application.

Mr. Dimas stated there will three duplexes, six houses total, with homeowners and not rentals.

Seeing no one else to speak, Commissioner Salazar-Garza closed the public hearing.

A motion was made by Commissioner Mandel to approve A and B, Items 3, 4, 5, 6, 7, and 9 as presented by staff and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

A. Plats

3. [24-0038](#) PL8145
100 SOUTH PADRE, BLOCK 1, LOTS 5 & 6, (FINAL)
Located north of Old Brownsville Road and east of South Padre Island Drive.

Attachments: [PL8145 100 South Padre Block 1 Lots 5, 6 Final Cv Pg](#)
 [PL8145 100 South Padre Block 1 Lots 5, 6 Final Report.R2](#)
 [PL1845 100 South Padre Block 1 Lots 5, 6 Final Plat.R2](#)

B. New Zoning

4. [23-1991](#) Zoning Case No. 1223-01, Thanksgiving Homes (District 2). Ordinance rezoning a property at or near 3029 Sabinas Street from the “RS-6/SP” Single-Family 6 District with a Special Permit to the “RS-TH” Townhouse District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [1223-01 Thanksgiving Homes Report](#)
 [1223-01 Thanksgiving Homes PowerPoint](#)
5. [23-2053](#) Zoning Case No. 0124-01, Jonathan Verduzco (District 2). Ordinance rezoning a property at or near 1563 South 19th Street from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [0124-01 Jonathan Verduzco Staff Report](#)
 [0124-01 Jonathan Verduzco](#)
6. [23-2054](#) Zoning Case No. 0124-02, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [Case 0124-02 John Tompkins_Zoning Report](#)
 [Case 0124-02 John Tompkins_PC Presentation](#)
7. [23-2055](#) Zoning Case No. 0124-03, Cenikor Foundation (District 1). Ordinance rezoning a property at or near 801 Cantwell Drive from the “CG-2” General Commercial District to the “IL” Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [0124-03 Cenikor Foundation Staff Report](#)
 [0124-03 Cenikor Foundation](#)
8. [23-2056](#) Zoning Case No. 0124-04, Saratoga Palms Properties Ltd (District 5). Ordinance rezoning a property at or near 5409 Lipes Boulevard from the “RM-1/SP” Multifamily District with a Special Permit to the “RM-1/SP” Multifamily District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [Case 0124-04 Saratoga Palms Properties LTD_Staff Report](#)
 [Case 0124-04 Saratoga Palms Properties LTD_PC Presentation](#)
9. [23-2057](#) Zoning Case No. 0124-05, Corpus Christi Corridors LLC (District 5). Ordinance rezoning a property at or near 6202 Yorktown Boulevard from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

Attachments: [Case 0124-05 Corpus Christi Corridors LLC Staff Report](#)
[Case 0124-05 Corpus Christi Corridors LLC PC Presentation](#)

VII. Public Hearing: Discussion and Possible Action

Commissioner Salazar-Garza stated Commissioner Michael Budd is abstaining from Item No. 10, 23-2072, on the agenda, London Ranch.

Nick Winkelmann, Corpus Christi Water, presented the Water Master Plan Amendment for London Ranch:

CAPTION:

Ordinance amending the Water Master Plan, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by including approximately 8,300 linear feet of water line along County Road 49 and County Road 22.

SUMMARY:

As requested by LKM Homes, the landowner and developer of London Ranch Estates and their engineer, Lynn Engineering, this ordinance amends the City's Water Master Plan. The plan as shown was reviewed by Corpus Christi Water (CCW) and is recommended to provide adequate water services to the area including maintaining appropriate pressures.

BACKGROUND AND FINDINGS:

The applicant initially reviewed the master plan and conferenced with CCW to determine the alignment of the planned required water lines. The twelve (12) inch water lines are required for proper water service and fire flow for the identified area. The design and plans for all public improvements have been reviewed for approval to ensure that they meet the City of Corpus Christi standards and Infrastructure Design Manual.

The development located south of County Road 22 and West of County Road 49 will consist of 108 single family homes. Lynn Engineering has determined that the water requirements for this development is an average daily demand of 48,600 GPD (gallons per day), a maximum daily demand of 116,640 GPD, and a peak hourly demand of 6,075 PGH (gallons per hour).

General Development Requirements:

City infrastructure is either constructed one segment at a time by private developers as development occurs or it is constructed ahead of private development by the city itself through the Bond program or Capital Improvement Program. When private land is

developed, the utilities needed for the development must be constructed in accordance with the City's utility master plans and the utilities become part of the public utility system serving other development in the area.

Corpus Christi Water Engineering Analysis:

Corpus Christi Water agrees that the new lines proposed would be appropriate with the existing master plan and would also provide water services for potential new development along Country Road 49 and County Road 22. Corpus Christi Water also agrees with the analysis as conducted and presented by Lynn Engineering.

RECOMMENDATION:

Staff recommends approval of the proposed amendment to the Water Master Plan adding new 12" water lines along Country Road 49 and County Road 22.

SUMMARY OF DISCUSSION:

Commissioner Hedrick asked which Master Plan is being amended; the old Master Plan or the one that was presented last month.

Mr. Winkelmann stated this is amending the Master Plans that are currently effective. The Pape-Dawson Master Plan has not been approved by City Council, so it is not effective; it's amending what is current.

Commissioner Hedrick asked when those Master Plans are approved, does it cancel out all the amendments.

Mr. Winkelmann stated the Master Plan that was presented to Planning Commission didn't have this line on it; there is no way Pape-Dawson would know exactly where development will take place, and this property was not annexed at the time. Once this is incorporated in the new Master Plan, it will be mapped out with Pape-Dawson.

Attorney Brice stated that if the City Council chooses to adopt the Pape-Dawson Master Plan, the Pape-Dawson plan amends the current Master Plan so it is non-conflict.

Commissioner Hedrick stated he thought the new Master Plan was to replace the old Master Plan and supersede that. This item wasn't part of the plan.

Bria Whitmire, Development Services, stated the line at CR22 going South wasn't in the ADP. There is no ADP to be incorporated into this draft. Ms. Whitmire discussed the size of the lines, annexation, and ADP status.

Commissioner Hedrick stated wasn't this plat already approved even though it wasn't part of the city, why wasn't it included in the Pape-Dawson Master Plan.

Ms. Whitmire stated the ADP didn't cover that territory.

Commissioner Hedrick stated Charlotte was still getting water from the city.

Ms. Whitmire stated yes, this design was originally Charlotte Estates, with an 8-inch line, which CCW requested to be a 12-inch to service both London Ranch Estates and Charlotte Estates and be more in line with typical master plan grid lines. Ms. Whitmire detailed the area in regard to the Master Plan, the use and design of the developments, and that all of the amendments that have been done in the middle will be collectively brought back to amend.

Commissioner Hedrick stated he thinks it will be a mess adopting before we have the new Master Plans.

Ms. Whitmire stated we can't stop development while waiting for possible approval of the new master plan.

Mr. Winkelmann stated Council requires two approvals for the Pape-Dawson Master Plan, and we are following the current process. Once the line is installed, the plan is to continue CR22 to the right and connect into Nottingham Estates, which will loop the area.

Commissioner Hedrick asked if this would be a dead-end line.

Mr. Winkelmann stated the line will be carried to the right, but to the left will be a dead-end until future development. The 12-inch line will provide pressure and volume to meet pressure and fire requirements and won't shortchange future growth of the area.

Commissioner Salazar-Garza stated she is concerned about the entire Master Plan and the information that was given during the last meeting. Some Commissioners have doubts and they are not comfortable with the amendments being done before the Pape-Dawson Master Plan amendments are approved.

Mr. Winkelmann stated they are amending the existing Master Plans; the Pape-Dawson Master Plans are not in play yet; not approved by Council. Those cannot be amended because they are not approved. We are amending what is in place currently.

Ms. Whitmire stated this is similar to the zoning cases that are essentially amendments to the Land Use Plan. All the items are plans, always the best guess.

Commissioner Salazar-Garza asked if they should expect more amendments in the future.

Ms. Whitmire stated this is a live document. There will be extremely less because the existing Master Plan is so outdated.

Mr. Winkelmann stated the existing Master Plan was prepared decades ago. That is why there have been so many amendments. The Pape-Dawson work will alleviate that, so there will be far less amendments.

Commissioner Hedrick asked if the Pape-Dawson study did not include the ETJ areas.

Ms. Whitmire stated they included the ADP boundaries, which cuts off at CR22.

Mr. Winkelmann stated it is based on ADP, not so much ETJ.

Commissioner stated it feels like a deviation of the recommendation.

Ms. Whitmire stated there were recommendations, but no flow or capacity numbers south of CR22.

Mr. Winkelmann stated this was just recently annexed. Customers outside the city limits are not being offered water.

Commissioner Hedrick stated this seems very convoluted and backwards.

Ms. Whitmire stated the rules changed in the middle of these projects regarding water services outside the city limits.

Commissioner Salazar-Garza opened the Public Hearing.

Seeing no one to speak, Commissioner Salazar-Garza closed the Public Hearing.

Planning Commission excerpt for Item No. 10 on the agenda: EXCERPT:

VII. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually.

10. 23- 2072 Ordinance amending the Water Master Plan, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by including approximately 8, 300 linear feet of water line along County Road 49 and County Road 22.

Vote Tallies:

Commissioner Munoz moved to approve as presented by staff, that the amendment to the Water Master Plan gets approved as presented by staff. Commissioner Motaghi seconded. The Vote: Aye: Commissioners Mandel, Munoz, Motaghi. Nay: Commissioner Salazar-Garza, Lerma, Hedrick. Abstain: Commissioner Budd. (3-3). No action from Planning Commission to City Council.

Commissioner Mandel made a motion for reconsideration. Commissioner Munoz seconded. The Vote: Aye: Commissioners Mandel, Salazar-Garza, Munoz, and Hedrick. Nay: Commissioners Lerma and Motaghi. Abstain: Commissioner Budd. (4-2) The motion passed.

Commissioner Mandel made a motion to deny the item as presented. Commissioner Hedrick seconded. The Vote: Aye: Commissioners Mandel, Salazar-Garza, Lerma, and Hedrick. Nay: Commissioners Munoz and Motaghi. Abstain: Commissioner Budd. (4-2) The motion to deny passed.

10. [23-2072](#) Ordinance amending the Water Master Plan, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by including approximately 8,300 linear feet of water line along County Road 49 and County Road 22.

Attachments: [London Ranch Master Plan Amendment Planning Commission 01.10.2024](#)
[London Ranch Estates Master Plan Amendment Planning Commission Meeting 01102024](#)
[LondonRanch Location Map](#)

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

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

X. **Adjournment:**

There being no further business to discuss, the meeting adjourned at 6:08 pm.