



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, December 4, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Opening Statement

Staff read the opening statement.

III. PUBLIC COMMENT

None.

IV. Approval of Absences: Commissioner Dibble

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

V. Approval of Minutes

1. [19-1654](#) Regular Meeting Minutes of November 13, 2019

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

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

Vice Chairman Baugh asked Staff to present the Consent Agenda, excluding items VI.B and VI.C as these items will be pulled for discussion. Andrew Dimas, Development Services, read Consent Agenda item VI.A into the record. Staff recommends approval for Variance items "2 & 4", as stated in Staff's report, along with the accompanying new plats, items "3 & 5", which satisfy all requirements of the UDC; the Technical Review Committee recommends approval. New Plat item "6" also satisfies all requirements of the UDC and State Law; the Technical Review Committee recommends approval. After Staff's presentation, Vice Chairman Baugh opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Schroeder to approve items "2, 3, 4, 5 & 6" as presented. The motion was seconded by Commissioner Hovda and the motion passed.

A. Plats**New Plats with a Variance (Waiver)**

2. [19-1659](#) **19PL1107 - SIDEWALK WAIVER**
PADRE ISLAND NO. 1, BLK 34, LOT 5R (FINAL - 0.55 ACRES)
Located east of South Padre Island Drive (Park Road 22) and north of SH 361.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

3. [19-1660](#) **19PL1107**
PADRE ISLAND NO. 1, BLK 34, LOT 5R (FINAL - 0.55 ACRES)
Located east of South Padre Island Drive (Park Road 22) and north of SH 361.

4. [19-1676](#) **19PL1070 - SIDEWALK WAIVER**
THE CLIFFS, BLK 614, LOTS 6R & 10R (FINAL REPLAT - 0.402 ACRES)
Located south of Lawnview Street and west of Sinclair Street.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

5. [19-1655](#) **19PL1070**
THE CLIFFS, BLK 614, LOTS 6R & 10R (FINAL REPLAT - 0.402 ACRES)
Located south of Lawnview Street and west of Sinclair Street.

New Plat

6. [19-1656](#) **19PL1055**
RANCHO VISTA SUBDIVISION UNIT 18 (FINAL - 9.2 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.

B. New Zoning

7. [19-1657](#) **Public Hearing - Rezoning Property at or near 6734 Saratoga Boulevard**

Case No. 1219-01 - Paula Gaut Properties, Inc: Ordinance rezoning property at or near 6734 Saratoga Boulevard (located along the north

side of Saratoga Boulevard, west of Airline Road, and east of Rodd Field Road) from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

Mr. Dimas read item "7" into the record as shown above. The purpose of the rezoning request is to allow for the construction of a retail center. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. He informed the Commission that of the nine public notices that were mailed, zero notices were returned in opposition of the change of zoning request and zero notices were returned in favor. Mr. Dimas went over the history of zoning patterns. Surrounding properties have been rezoned to commercial zoning districts indicating a pattern towards commercial development along the Saratoga Boulevard corridor. He also went over UDC requirements for the rezoning as well as available municipal facilities. Based on Staff analysis, Staff recommends approval of the change of zoning request.

After Staff's presentation, Vice Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Zarghouni asked if a bar is allowed in the "CG-2" district and if there is a height limitation in the district. Mr. Dimas said that bars and night clubs are allowed in the "CG-2" district and that there are no height limitations. After discussion concluded, Vice Chairman Baugh opened the public hearing. Representing the applicant, George Clower, P.O. Box 2525, Corpus Christi, addressed the Commission and stated the plan for the retail center (single story) will include a restaurant with a drive-thru window. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Dibble to approve item "7" as presented. The motion was seconded by Commissioner Hovda and the motion passed.

C. Master Plan

8. [19-1674](#)

Wastewater Collection System Master Plan Amendment for Greenwood W.W.T.P Service Area for East London.

Dan McGinn, Planning and Environmental/Strategic Initiatives, along with Gabe Hinojosa, Utilities Engineering, presented item "8" for the record. For location purposes, Mr. McGinn presented an aerial view of the subject property. The purpose of the amendment is to create a new service boundary within the Greenwood Wastewater Collection System Master Plan. John Tamez through LJA Engineering has requested this amendment to initiate the utility planning work that would be necessary to develop a proposed single-family subdivision in the London area (King's Lake Phase 2). The developer expects to create 1,000 single-family lots on the subject property (281.03 acres). Mr. Tamez also requested voluntary annexation of his property. The item was approved by the City Council on first reading at their November 19th meeting and is scheduled for second and final reading at their December 10th meeting. Mr. McGinn also presented a map detailing the proposed service area boundaries to be approached in two phases and approximate location of the London East Lift Station (draft 11/14/19). Mr. Hinojosa explained the technical components for proposed force main line sizes for Phase 1 (options 1 & 2).

Staff hosted an open house on November 14th with impacted property owners to provide information about the proposed request and to get feedback. Feedback and comments (provided to the Commissioners) from the open house were all supportive, requests were made to adjust boundaries and to reevaluate the technical components for Phase 2 (to be brought back to the Planning Commission in the early part of 2020). Staff recommends approval of Phase 1 and the proposed lift station basin area.

After Staff's presentation, Vice Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Schroeder asked if the proposed lift station would be elevated to prevent flooding and a breach of the wastewater system. Mr. Hinojosa stated the elevation is sufficient and that it is not within a floodplain but if it were, then regulations by the Texas Commission on Environmental Quality (TCEQ) would be followed. Discussion also took place regarding the capacity of the Greenwood W.W.T.P, projected volumes for land uses and load calculations. Mr. Hinojosa stated the Greenwood W.W.T.P. has room for expansion and is operating at approximately 50% to 60%. Commissioner Williams raised concerns for the capacity of the Greenwood W.W.T.P. when it reaches 75% capacity and requires a new design. She also asked about the Oso W.W.T.P. and Mr. Hinojosa stated there is no room for expansion at this location which is the reason this proposed area will be utilizing the Greenwood W.W.T.P. After discussion concluded, Vice Chairman Baugh opened the public hearing.

Representing the owner, Diane G. Ciprian at 333 Santa Monica Place, addressed the Commission. Ms. Ciprian emphasized how important obtaining sewer utilities (not septic) is for the area with its adjacency to the Oso Creek. She said the project will have a large economic impact for the community and has unanimous public support. She provided a map to the Commission and explained that it includes 50 undeveloped acres for green space ("Tamez Preserve") and a proposed regional water detention site. She stated that they have been working with the Parks & Recreation Department and have secured funds for a hike and bike trail along the Oso Creek. She stated that Mr. Tamez has also donated an easement to the City. She clarified that the number of homes will be anywhere from 500 to 1,000 homes depending on the service and the best use for the land. She thanked Staff and the Planning Commission for their service. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Hovda to approve item "8" as presented and the motion was seconded by Commissioner Schroeder. The motion passed.

VII. Public Hearing: (Item D) - Discussion and Possible Action

D. New Zoning

9. [19-1658](#) Public Hearing - Rezoning Property at or near 7121 Saratoga Boulevard (State Highway 357)

Case No. 1119-03 - Mortesza Shafinury & Abdolrhim Aminzadeh:

Ordinance rezoning property at or near 7121 Saratoga Boulevard (State Highway 357) (located along the south side of Saratoga Boulevard (State Highway 357), west of Airline Road, and east of Rodd Field Road) from

the "RM-1" Multi-Family 1 District and "CG-2" General Commercial District to the "IL" Light Industrial District.

Mr. Dimas read item "9" into the record as shown above. The purpose of the rezoning request is to allow for the construction of showroom warehouses. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. He informed the Commission that of the four public notices that were mailed, zero notices were returned in opposition of the change of zoning request and zero notices were returned in favor. Mr. Dimas went over the history of zoning patterns, UDC requirements for the rezoning (buffer yard) as well as available municipal facilities.

Mr. Dimas stated this rezoning has a negative impact upon the surrounding neighborhood and will potentially subject additional residential homes to hazards such as: noise, smoke, vibration, dust, and odors. The "IL" Light Industrial District allows uses such as heavy vehicle repair, warehousing, waste-related services, open storage, and social service uses. The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), the current Southside ADP, and the draft Southside ADP; incompatible with neighboring properties and with the general character of the surrounding area. Based on Staff analysis, Staff recommends denial of the change of zoning request.

After Staff's presentation, Vice Chairman Baugh opened the floor for Commissioner comments/questions. Vice Chairman Baugh asked if the option of a Special Permit was discussed with the applicant. Mr. Dimas stated that an alternate proposal was discussed to rezone the tract designated as "RM-1" to the "CG-2" district in order to match the rest of the tract. After discussion concluded, Vice Chairman Baugh opened the public hearing. Representing the owner, Miguel Saldana at 4553 Moonlake Ridge Drive, addressed the Commission. He said the owner plans to build multiple structures on the property. He said the owner is amenable to a Special Permit limiting the square feet of the warehouse space to a maximum of 5,000 square feet per building or limiting the office/showroom space to a maximum of 3,000 square feet per building. He also addressed the lack of wastewater utilities and stated there is an existing manhole in proximity that can be utilized. He said that the owner is also amenable to the alternate proposal of rezoning the tract zoned "RM-1" to the "CG-2" district if the Planning Commission denies the current rezoning request.

With no one else coming forward, Vice Chairman Baugh closed the public hearing. Discussion continued regarding options for recommending a Special Permit or the alternate proposal. A motion was made by Commissioner Hovda to table item "9" to the December 18, 2019 Planning Commission meeting so that Staff and the applicant can work out options of a Special Permit. The motion was seconded by Commissioner Miller. The motion passed with Commissioner Dibble abstaining.

VIII. Director's Report

Al Raymond, Director of Development Services, informed the Commission on upcoming outreach meetings by the Planning and Environmental/Strategic

Initiatives Department. The Southside and London Area Development Plans Community Meeting and Open House is December 5, 2019 at Kaffie Middle School Cafeteria at 5:30 p.m. The Westside Area Development Plan First Community Meeting & Open House is Thursday, December 12, 2019 from 5:30 to 8:00 p.m. at Martin Middle School Cafeteria, 3502 Greenwood Drive.

Michael Dice, Assistant Director of Development Services, informed the Commission on the creation of a subcommittee, the Planning Commission Technical Advisory Committee, to assist with formalizing the process for UDC updates moving forward. The committee will be comprised of two Planning Commissioners, two Zoning Board of Adjustment members, one developer/real estate professional, one alternate/professional engineer, one planning professional and two members for community at large. All information and applications will be posted on the department's homepage.

IX. Items to be Scheduled

None.

X. Adjournment

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