



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, October 5, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

A quorum was established with Commissioner Lippincott and Vice Chairman Villarreal absent.

II. Approval of Minutes

1. [16-1188](#) Regular Meeting of September 21, 2016

Motion to approve item "1", was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3 & 4" into record as shown below. Ms. Garza Montalvo stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3 & 4" was made Commissioner Baugh and seconded by Commissioner Dibble. The motion passed.

2. [16-1189](#) **0516052-NP028 (16-20000002)** BRIGHTON PARK ADDITION NO. 3 (PRELIMINARY - 12.69 ACRES) Located south of Brooke Road and east of Airline Road.

3. [16-1191](#) **0816103-NP064 (16-20000008)** LEXINGTON CENTER UNIT 2 (PRELIMINARY - 32.798 ACRES) Located east of Crosstown Expressway (SH 288) and north of Holly Road.

- 4. [16-1192](#) **0816098-NP061 (16-20000007)**
SALIDA DEL SOL AT TERRA MAR- UNITS 2, 3 & 4 AND SAN CRISTOBAL ESTATES- UNITS 3 & 4 (PRELIMINARY - 24.70 ACRES)

Located south of Wooldridge Road and west of North Oso Parkway.

Time Extensions

- 5. [16-1193](#) **1015147-NP113 (15-21000043)**
CHELSEA, BLOCK 1, LOT 1 (FINAL - 13.814 ACRES)

Located north of Wooldridge Road and east of Rodd Field Road.

Ms. Garza Montalvo read item "5" into record as shown above. She informed the Commission that the plat was originally approved on November 15, 2015. This is the first time extension request for the project. The applicant is requesting a six month time extension as the reimbursement documents need to be processed for approval by the City for off-site sanitary sewer and storm sewer construction.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "5" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed.

- 6. [16-1194](#) **0212015-NP008 (12-20000003)**
MAPLE HILLS UNITS 6 & 7 (PRELIMINARY - 17.74 Acres)

Located east of McKinzie Road and north of Leopard Street.

Ms. Garza Montalvo read item "6" into record as shown above. She stated the plat was originally approved on February 1, 2012. This is the first time extension request for the project. The applicant is requesting a 24-month time extension as the entire Maple Hills development was phased out. All the lots in all the units were not constructed at one time due to the lot sales velocity in the current economic and market conditions.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "6" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed

- 7. [16-1195](#) **0115015-NP010 (15-21000005)**
PORTO VILLAGEO UNIT 2 (FINAL - 35.83 ACRES)

Located east of State Highway 361 and north of Beachcomber Drive.

Ms. Garza Montalvo read item "7" into record as shown above. She stated the plat was originally approved on March 11, 2015. This is the third time extension request for the project. The applicant is requesting a six month time extension as the plat cannot move forward until a wetlands determination is

approved and complete.

After Staff's presentation, Chairman Ramirez opened the public hearing. Representing the owner, Wiley McIlwain at 4245 County Road 1140, Rivera, Texas, addressed the Commission and briefly explained how the project will move forward this month. With no one else coming forward, the public hearing was closed. A motion to approve item "7" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed

B. Zoning

New Zoning

8. [16-1196](#)

Case No. 1016-02 - Jose G. Sanchez and Hector V. Sanchez: A change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District. The subject property is located at 3838 Acushnet Drive. The property to be rezoned is described as Lot 13, Block 7, Saratoga Weber Plaza, located on the north side of Acushnet Drive between Weber Road and Jefferson Road.

Laura Sheldon, Development Services, read item "8" into record as shown above. Ms. Sheldon presented several aerial views of the subject property. She stated the purpose of the rezoning request is to allow construction of a single story 5,000 square foot building to be used as an automotive repair facility with services expanded beyond light repair work to include heavy vehicle services. For heavy vehicle service, "IL" Light Industrial District would be a suitable use. The properties immediately to the east and west of the subject property are both zoned "IL" Light Industrial District and have a similar use of vehicle service. Light Industrial District zoning would conform to the surrounding east and west zoning and not significantly alter the present neighborhood conditions. She informed the Commission that zero public notices were returned in favor or opposition. Staff recommended approval of the requested change of zoning.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. Representing the owner, John Kendal at 5866 South Staples Street, addressed the Commission and specified which type of trucks are to be serviced on the property. With no one else coming forward, the public hearing was closed. A motion to approve item "8" was made by Commissioner Baugh and seconded by Commissioner Dibble. The motion passed.

9. [16-1197](#)

Case No. 1016-03 - Durrill Farms, LLC: A change of zoning from the "IH" Heavy Industrial District to the "CI" Intensive Commercial District. The property to be rezoned is described as being a 2.6-acre tract of land out of Lot 1, Block 2, Port Addition, located between Port Avenue and Brewster Street and between Tanchhua Street and Broadway Street (US Hwy 181).

Ms. Garza Montalvo read item "9" into record as shown above. Ms. Garza Montalvo presented several aerial views of the subject property. She stated

the purpose of the rezoning request is to allow construction of a seven story, 156,667 square foot hotel with 196 rooms. The subject property is located within the boundaries of the Central Business Area Development Plan and is designated for commercial uses. The proposed rezoning to the "CI" Intensive Commercial District is consistent with the Comprehensive Plan and the Future Land Use Map. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; does not have a negative impact upon the surrounding neighborhood. The property being rezoned is suited for the uses permitted by the requested district, "CI" Intensive Commercial District. She informed the Commission that zero public notices were returned in favor or opposition. Staff recommended approval of the requested change of zoning.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "9" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed with Commissioners Dibble and Hastings abstaining.

IV. Director's Report

Ms. Garza Montalvo informed the Commission that there is one more open seat available for the upcoming American Planning Association workshop.

V. Items to be Scheduled

None

VI. Adjournment

There being no further business to discuss, the meeting adjourned at 5:55 p.m.