



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, July 10, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order at 5:30 p.m. and a quorum was established with Commissioners Baugh, Hovda and Zarghouni absent.

II. Opening Statement

III. Approval of Absences: None

IV. Approval of Minutes

1. [19-0903](#) Regular Meeting Minutes of June 26, 2019

A motion to approve item "1" was made by Commissioner Schroeder and seconded by Vice Chairman Crull. The motion passed.

V. Budget Presentation

2. [19-0944](#) Proposed FY2019-2020 Capital Improvement Program (CIP) Budget and Planning Guide.

Kamil Taras, Capital Improvement Program Manager, presented item "2" for the record and began the presentation by stating the purpose. The planning guide provides project scopes, cost and schedules for planned and anticipated projects over the next ten years. The Planning Commission will be making a recommendation for Fiscal Year (FY) 2020 (year one) which is a fully-funded work plan based on available financial capacity and greatest prioritized needs. He stated that projects listed beyond the third year do not have a solid funding source. He presented a graph to illustrate available resources (\$314 million) distributed over major spending areas for FY 2020. Approximately 53% (Revenue Bonds) is attributed to Gas, Water, Stormwater, Wastewater and Water Supply. Street projects account for approximately 25% (General Obligation Bond). The remainder of the spending areas consist of Public Health and Safety, Public Facilities, Parks and Recreation and the Airport. He continued the presentation by detailing program highlights for each department and their funding sources. He said this item will be presented again for the Planning Commission's recommendation on July 24, 2019. He asked that the Commission review the planning guide and informed them the guide will be available online July 11, 2019.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Vice Chairman Crull expressed that the planning guide does not give much detail for anticipated projects for the next ten years. Mr. Taras stated that they recently gained new database software to record all projects. They are currently in the process of building the database and at this time next year they will have a more comprehensive list available. Vice Chairman Crull said that this has been an on-going issue from previous years. He felt that without the list of future projects in the planning guide, it can misinform the public to believe that the City is in "good shape". He also felt that having a future list of projects can help with the lack of contractors. Chairman Villarreal shared Vice Chairman Crull's sentiments. No action was taken on this item.

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

Chairman Villarreal asked Commissioners if they would like any Consent items pulled to be heard separately during the Public Hearing. It was determined that item "9" would be pulled from the Consent agenda and heard separately. Chairman Villarreal asked Staff to present the Consent Agenda, items V.A, V.B and V.C, except for item "9". Greg Collins, Development Services, read items "3 through 8; 10 & 11" into the record as shown below. Staff recommends approval for Variance item "3". New plat items "4, 5 & 6", satisfy all requirements of the UDC and State Law; the Technical Review Committee recommend approval. Time Extension item "7" satisfies all requirements of the UDC and Staff recommends approval. Staff also recommends approval for New Zoning items "8, 10 & 11" as stated in Staff's report.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Vice Chairman Crull asked where the hike/bike trail is located for New Plat item "5". He also asked why Staff is recommending approval of the change of zoning to the "RM-3" District for New Zoning item "11". Staff stated that the reasoning behind their recommendation is an effort for compatibility with adjacent zoning districts since there is an "RM-3" district to the south of the subject property.

After Commissioner comments/questions concluded, Chairman Villarreal opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation as presented for items "3, 4, 5, 6, 7, 8, 10 & 11" was made by Vice Chairman Crull and seconded by Chairman Villarreal. The motion passed.

A. New Plat with Variance (Waiver)

3. [19-0941](#)

19PL1056 - SIDEWALK WAIVER

CORPUS CHRISTI INDUSTRIAL DISTRICT, BLOCK 1, LOT 21R
(REPLAT - 1.020 ACRES)

Located west of Forty Fourth Street and north of Beacon Street.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

- 4. [19-0942](#) **19PL1056**
CORPUS CHRISTI INDUSTRIAL DISTRICT, BLOCK 1, LOT 21R
(REPLAT - 1.020 ACRES)
 Located east of Forty Fourth Street and north of Beacon Street.

B. New Plats

- 5. [19-0904](#) **19PL1041 - CONDITIONAL**
AIRLINE CROSSING UNIT 3 (FINAL - 15.62 ACRES)
 Located west of Airline Road and south of Lipes Boulevard.

- 6. [19-0952](#) **19PL1044**
PORTAIRS ADDITION, BLOCK 8, LOT 3R (REPLAT - 0.62 ACRES)
 Located north of Gollihar Road and east of Ayers Street.

Time Extension

- 7. [19-0927](#) **18PL1065**
SWAN VILLAGE - PHASE I (FINAL - 44.90 ACRES)
 Located west of County Road 41 and south of FM 2444.

C. New Zoning

- 8. [19-0905](#) **Public Hearing - Rezoning Property at or near 4001 Leopard Street**

Case No. 0719-01 - Corpus Christi Limousines Unlimited, Inc.:
 Ordinance to consider a Special Permit Time Extension Request for an additional 12 months for the property at or near 4001 Leopard Street (located on the south side of Leopard Street, west of Villa Drive, and east of Van Cleve Drive).

- 9. [19-0906](#) **Public Hearing - Rezoning Property at or near 2110 Laguna Shores Road**

Case No. 0719-02 - B & A Terra Firma:
 Ordinance rezoning property at or near 2110 Laguna Shores Road (located on the west side of Laguna Shores Road, north of Hustlin Hornet Drive, and south of Lola Johnson Road) from the "RE" Residential Estate District to the "RS-6" Single-Family 6 District.

Osei Amo-Menseh, Development Services, read item "9" into the record as shown above. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. Mr. Amo-Menseh stated that on March 20, 2019, the Planning Commission recommended denial of the applicant's request to rezone the property from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District to allow for the construction of an apartment complex. The applicant has withdrawn the application for "RM-2" and submitted a new application to rezone the property from "RE" Residential Estate District to the "RS-6" Single-family 6 District to allow for the construction of Single-Family homes. Mr. Amo-Menseh informed the Commission that 14 public notices were returned in opposition of the change of zoning request and three notices were returned in favor. He also went over the history of zoning patterns for the surrounding area, UDC requirements and the allowed uses with the rezoning. The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. Staff recommends approval of the change of zoning request.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Commissioner Schroeder asked a question regarding the connection of wastewater service. The only potential source of wastewater is to the northwest, connecting through Jamaica Drive and an existing lift station. He wanted to know if an extension exists in the right-of-way for Jamaica Drive to connect utilities to the subject property or will there be a need for an easement. It was noted that the proposed "RS-6" Single-family 6 District allows up to 7 lots per acre. Therefore, the maximum number of allowable lots per the size of the property will be 88. However, the applicant is proposing a preliminary layout of the single-family lots to yield approximately 70 lots due to the configuration of the property.

After Commissioner comments/questions concluded, Chairman Villarreal opened the public hearing. Representing the owner, Miguel Saldana at 4553 Moonlake Ridge addressed the Commission. He said that the Utilities Department has confirmed that the lift station on Jamaica Drive can accommodate the proposed development. He said that the change of zoning request is consistent with the neighboring properties to the north and west which are also zoned "RS-6" (low density residential). Mr. Saldana stated that the maximum lots they plan to build will be 60 lots as opposed to the 70 lots stated earlier.

The following members of the public came forward to address the Commission and expressed their opposition to the change of zoning request:

Reinaldo Figueroa at 221 Lola Johnson Road
Rebecca Root at 325 Lola Johnson Road
Jerry & Maggie Hartung at 2101 Laguna Shores Road

The comments consisted of the environmental impacts and the preservation of the sensitive wetlands in the area. The proposed amount of construction will exacerbate current drainage and flooding issues. Mr. Figueroa brought up concerns for the lift station regarding elevation/gravity feed. Ms. Root felt that the character of the neighborhood should be maintained and prefers that the lots be developed as 1-acre lots. Ms. Hartung said the "RS-6" districts in the area are misleading and are not consistent with the neighboring properties;

the area development plan needs to be upheld. Road conditions on Laguna Shores Road are not suitable to handle an increase of traffic/construction and will cause further deterioration. Current traffic congestion will intensify due to school hours and affect student's safety; egress/ingress issues in the area will be a struggle.

David Freeman, Superintendent of Flour Bluff Independent School District (FBISD) addressed the Commission and said they are not prepared to sacrifice the safety and sanctity of the neighborhood even though it would improve the tax base and increase student population. The FBISD owns 56 acres that is adjacent to the subject property. They have an Environmental Education Center which consists of outdoor classrooms that are routinely used by students. He said he remains neutral on the decision for the change of zoning request and would like more information before making a final decision.

Shirley Thorton, President of the FBISD Board of Trustees, addressed the Commission. She had questions regarding which districts with respect to acreage can utilize septic systems and had a concern for potential trash/pollution in the pond where the children kayak. She said she has more questions she would like answered before making a final decision.

With no one else coming forward, Chairman Villarreal closed the public hearing. Commissioner Schroeder clarified that the Commission is charged with determining a piece of land's compatibility use with the surrounding properties. However, recommendations cannot be made to control what an owner can do with their property based on what residents would personally prefer. In this case, he believes the change of zoning request is compatible as stated in Staff's report. A motion to approve item "9" was made by Commissioner Schroeder and it was seconded by Commissioner Dibble. The motion passed.

10. [19-0907](#) **Public Hearing - Rezoning Property at or near 6202 Yorktown Boulevard**

Case No. 0719-03 - Cloudcroft Land Ventures, Inc.:

Ordinance rezoning property at or near 6202 Yorktown Boulevard (located at the northwest corner of the intersection of Yorktown Boulevard and Annemasse Drive, and west of Cimarron Boulevard) from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District.

11. [19-0920](#) **Public Hearing - Rezoning Property at or near 121 Pueblo Avenue**

Case No. 0719-04 - Guillermo Munoz:

Ordinance rezoning property at or near 121 Pueblo Avenue (located along the east side of Pueblo Street, north of Lou Street, and south of Agnes Street) from the "IL" Light Industrial District to the "RM-3" Multifamily 3 District.

VII. Director's Report

None.

VIII. Items to be Scheduled

None.

IX. Adjournment of Planning Commission Meeting

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 7:00 p.m.