



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, June 1, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Quorum established - No absences

II. Approval of Minutes

1. [16-0615](#) Regular Meeting of May 18, 2016

Motion to approve item "1", was made by Commissioner Hovda and seconded by Vice Chairman Villarreal . The motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read item "2" into record as shown below. Ms. Garza Montalvo stated the plat satisfies 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 floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve item "2" was made by Commissioner Crull and seconded by Vice Chairman Villarreal. The motion passed.

2. [16-0605](#) **0116017-P011 (16-22000008)** **BLUE WATER SUBDIVISION, BLOCK 1, LOT 10A and 10B (REPLAT - 0.26 ACRES)**

Located south of Yorktown Boulevard between Marlin Drive and Laguna Shores Road.

Time Extensions

3. [16-0606](#) **0314030-P009 (14-22000008)**
SBC RESORT PHASE 1, UNIT 1 (FINAL - 129.25 ACRES)
Located west of South Padre Island (Park Road 22) and north of Whitecap Boulevard.

For the record, Chairman Ramirez abstained from voting for item "3" and left the room.

Ms. Garza Montalvo read item "3" into record as shown above. She stated the plat was originally approved on April 23, 2014. The applicant is requesting a six month time extension to allow additional time to work out details pertaining to the implementation of the overall development of the project. This is the first time extension request for this project and Staff recommends approval.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "3" was made by Commissioner Braselton and seconded by Commissioner Crull. The motion passed.

B. Zoning

New Zoning

5. [16-0607](#) **Case No. 0616-01 - Kitty Hawk Development, LTD:** A change of zoning from the "CG-1" General Commercial District to the "IL" Light Industrial District. The property to be rezoned is described as being a 2.8 acre tract of land encompassing all of Lots 1 through 3, Block 10, Saratoga Place and a portion of Lots 4 through 9 and a portion of Lot 12, Block 10, Saratoga Place, located on the north side of Saratoga Boulevard (State Highway 357) and approximately 120 feet west of Ayers Street.

Annika Yankee, Development Services, read item "4" into record as shown above. Ms. Yankee presented several aerial views of the subject property. She informed the Commission that zero public notices were returned in favor or opposition. She stated the purpose of the rezoning request is to allow the construction of a fencing company with outdoor storage. The subject property is in an area planned for eight industrial uses. The NAS Corpus Christi Joint Land Use Study (JLUS) allows uses compatible with Navy flight operations. In response to the JLUS, the City in 2012, created the "IC" Industrial Compatible District to provide a light industrial type district that would prevent uses currently allowed in the "IL" Light Industrial District that interfere with Navy flight operations. The recently created Industrial Compatible District would allow the applicant's desired use and would also be consistent with Joint Land Use Study (JLUS) recommendations for protecting Navy flight operations at Cabaniss Field. Staff recommendation is denial of the change of zoning from the "CG-1" General Commercial District to the "IL" Light Industrial District and,

in lieu thereof, approval of the "IC" Industrial Compatible District.

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 "4" per Staff's recommendation was made by Commissioner Hastings and seconded by Commissioner Baugh. The motion passed.

5. [16-0608](#)

Case No. 0616-02 - Coastal King, Ltd.: A change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District. The property to be rezoned is described as Lot 4, Block 4, Roseland Place, located on the northwest corner of Horne Road and Crosstown Expressway (State Highway 286).

Ms. Yankee read item "5" into record as shown above. Ms. Yankee presented several aerial views of the subject property. She stated the purpose of the rezoning request is to allow construction of a self-service car wash. She informed the Commission that one public notice was returned in opposition stating the rezoning request would increase crime at night. The proposed rezoning is consistent with the Comprehensive Plan and the site is appropriately located for commercial uses. The rezoning is not anticipated to have a negative impact upon the surrounding property; it is compatible with present zoning of nearby property and to the character of the area. Staff recommends approval of the requested change of zoning.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. Mr. Alejandro Aparicio at 2125 Horne Road, addressed the commission. He stated he lives across the street from the subject property and is concerned with the potential increase of crime at night if the car wash is built. He informed the Commission that he has personally experienced theft of his property in the area and feels there is not an adequate amount of street lighting or many of the existing lights do not work.

With no one else coming forward, Chairman Ramirez closed the public hearing. Upon hearing Mr. Aparicio's concerns, the Commission asked Staff to follow-up with someone in the Traffic Engineering Department and AEP to investigate the street light issue.

A motion to approve item "5" was made by Commissioner Lippincott and seconded by Vice Chairman Villarreal. The motion passed.

Continued

IV. [16-0544](#)

Review and Formulate Recommendations on the Proposed New 20-year Comprehensive Plan ("Plan CC - Comprehensive plan 2035")

Chairman Ramirez briefly updated Commissioners Lippincott and Williams, who were absent at the last meeting, about the next steps the Commission will be taking to continue their review on comments pertaining to Plan CC. He asked them to go over the matrices of comments in order to bring their suggestions for further discussion. Chairman Ramirez then asked for an action to be taken regarding nominations for the subcommittee who will identify goals, policies and visions. Chairman Ramirez nominated himself along with Commissioners Crull and Hastings. A motion to approve

Commissioners Crull, Hastings and Chairman Ramirez as subcommittee members was made by Chairman Ramirez and seconded by Vice Chairman Villarreal. The motion passed.

V. Director's Report

Dan McGinn, Interim Director of Development Services, updated the Commission on the City Council meeting which occurred on May 31, 2016. He stated there would be approximately three more presentations to be given regarding the ordinance for car ports.

VI. Items to be Scheduled

None

VII. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:15 p.m.