



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, March 9, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Fred Braselton
Eric Villarreal
Mke Lippincott

II. Approval of Minutes

1. [16-0299](#) Regular Meeting of February 24, 2016

A motion to approve item "1", February 24, 2016 Minutes, was made by Commissioner Crull and seconded by Commissioner Baugh. Motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read New Plat Items: "2, 3, 4, 5, 6, 7, 8, 9 and 10" into record as shown below. Ms. Garza Montalvo stated these plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommend approval.

2. [16-0279](#)

1215159-P039 (15-22000045)

INCARNATE WORD SUBDIVISION, BLOCK 2, LOT 1 (FINAL - 5.00 ACRES)

Located west of South Staples (FM 2444) and south of Lipes Boulevard.

3. [16-0280](#)

0116004-P001 (16-22000001)

THE VINEYARDS UNIT 4, BLOCK 1, LOT 2 (FINAL - 13.28 ACRES)

Located south of Saratoga Boulevard (State Highway 357) and east of Airline Road.

4. [16-0281](#)

01160008-P003 (16-22000003)MONTE VERDE AT TERRA MAR UNIT 3 (FINAL - 11.19 ACRES)

Located east of Ennis Joslin Road and south of Holly Road.

5. [16-0282](#)**0116010-P004 (16-22000004)**OSO GEORGE VILLAGE UNIT 2 (FINAL - 47.596 ACRES)

Located north of Yorktown Boulevard and west of Roscher Road.

6. [16-0283](#)**0116011-P005 (16-22000005)**ENCLAVE AT OSO PARKWAY, LOTS 7A, 7B & 8A (REPLAT - 0.384 ACRES)

Located west of South Staples Street and north of Oso Parkway.

7. [16-0284](#)**0116013-P007 (16-21000005)**WESTPOINT CROSSING, BLOCK 1, LOT 1 & L OT 2 (FINAL - 35.41 ACRES)

Located west of North Padre Island Drive (State Highway 358) and south of Old Brownsville Road (Farm to Market 665)

8. [16-0285](#)**0116014-P008 (16-22000006)**RIVER VIEW AT CALLEN, BLOCK 1, LOT 1 (FINAL - 5.865 ACRES)

Located east of Callicoate Road and north of Leopard Street.

9. [16-0286](#)**0215017-P006 (15-22000008)**HERITAGE CROSSING ESTATES (FINAL - 34.937 ACRES)

Located south of Brockhampton Street and east along Cimarron Boulevard.

10. [16-0287](#)**0116003-NP003 (16-21000001)**WOOLDRIDGE CREEK CENTER, BLOCK 4, LOT 1AR (REPLAT - 0.48 ACRE)

Located south of Holly Road and west of Patton Street.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed and he called for a motion. A motion was made by Commissioner Baugh and

seconded by Commissioner Crull that items "2, 3, 4, 5, 6, 7, 8, 9 and 10" be approved. The motion passed.

B. Zoning

New Zoning

Annika Yankee, Development Services, read Item "11" into record as shown below. She presented several aerial views of the subject property. The purpose of the request for the change of zoning is to bring the existing single-family houses into conformity with the UDC and to allow future single-family development on the vacant adjacent properties. Ms. Yankee informed the Commissioners that one public notice was returned in opposition. The property owner in opposition stated that commercial businesses should be allowed to continue in the area. City Staff recommended approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District. Staff felt that changing the Future Land Use Map to reflect low density residential was appropriate considering the existing uses; changing the zoning would have no negative impact.

11. [16-0288](#)

Case No. 0216-02 - Julio C. & Minerva E. Reyna and Jose Luis Rodriguez and Maria Juliana Luna: A change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District. The property to be rezoned is described as being Lots 23-B, 24-B, 25-B and Lot 25, Block 6, Montrose Park, located near the northeast corner of Highland Avenue and Duncan Street.

After City Staff's presentation, Chariman Ramirez opened the floor for public comment. Minerva Reyna at 2922 Highland Avenue, addressed the Commission. Ms. Reyna is the owner of the subject property and she expressed her support of the change of zoning request. With no one else coming forward, Chairman Ramirez closed the public hearing and called for a motion. A motion was made to approve Item "11" by Commissioner Baugh and seconded by Commissioner Hovda. Motion passed.

IV. Director's Report

Julio Dimas, Development Services, gave an update regarding the current, vacant position to be filled on the Commission. Unfortunately, the position was not addressed at the City Council meeting on March 8th but will hopefully be addressed at the next City Council meeting on March 29, 2016.

V. Items to be Scheduled

None

VI. Adjournment

Chairman Ramirez adjourned the meeting at 5:51 p.m.