



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, February 6, 2019

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with no absences.

#### II. Opening Statement

#### III. Approval of Absences: Commissioner Baugh

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

#### IV. Approval of Minutes

##### 1. [19-0197](#) Regular Meeting Minutes of January 23, 2019

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

#### V. Consent Public Hearing: (Items A - D) - Discussion and Possible Action

Chairman Villarreal explained how the Consent Public Hearing items will be presented and asked Commissioners if they would like any of those items pulled to be heard separately. Commissioner Crull stated he did not want to remove any items from the Consent Public Hearing but had questions regarding item "11" and asked to view an exhibit once Staff finished reading the items into the record.

Chairman Villiarreal asked Staff to present the Consent Agenda, items V. A. through D, numbered 2 through 11. Greg Collins, Development Services, read Consent Public Hearing items "2 through 11" into the record as shown below. Mr. Collins stated Staff recommends approval for Waiver items "2 & 3". New Plat items "4, 5 & 6" satisfy all requirements of the Unified Developmet Code and State Law; the Technical Review Committee recommends approval. Staff recommends approval for Time Extension items "7 & 8". Staff also recommends approval for New Zoning item "9", Text Amendment item "10" and the Urban Transportation Plan Amendment item "11".

The Commission did not remove item "11" from the Consent Public Hearing but had a few questions that were addressed to Staff. Once Staff finished reading the Consent Public Hearing items into the record, Staff displayed an aerial map/layout of the proposed Airline Crossing Unit 3 subdivision. Annika

Yankee, Planning & Environmental/Strategic Initiatives Department, answered the Commissioner's questions. Vice Chairman Crull asked where the hike and bike trail is located on the map and if the applicant is responsible for the construction of the hike and bike trail. Ms. Yankee confirmed that the Transportation Advisory Committee recommended approval for this item as well. Commissioner Williams raised a concern for an increase in traffic on Lipes Boulevard. The proposed deletion of Bronx Avenue will cause Lipes Boulevard to be the only point of egress.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2 through 11" was made by Vice Chairman Crull and seconded by Commissioner Baugh. The motion passed.

**A. Plats**

**Plat Variance (Waivers)**

- 2. [19-0202](#) 18PL1115 - SW WAIVER  
CALLEN ELEMENTARY SCHOOL TRACT, BLOCK 1, LOT 1 (FINAL - 19.71 ACRES)  
Located north of Northwest Boulevard and east of Hazel Bazemore Road.  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.
- 3. [19-0201](#) 18PL1134 - SW WAIVER  
KALER ADDITION, BLOCK 3-B, LOT H-2R (REPLAT - 0.35 ACRES)  
Located south of Interstate Highway 37 and west of Savage Lane.  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**New Plats**

- 4. [19-0198](#) 18PL1115  
CALLEN ELEMENTARY SCHOOL TRACT, BLOCK 1, LOT 1 (FINAL - 19.71 ACRES)  
Located north of Northwest Boulevard and east of Hazel Bazemore Road.
- 5. [19-0200](#) 18PL1134  
KALER ADDITION, BLOCK 3-B, LOT H-2R (REPLAT - 0.35 ACRES)  
Located south of Interstate Highway 37 and west of Savage Lane.

- 6. [19-0199](#) 18PL1137  
GARDENDALE, BLOCK 8, LOT 24C (FINAL - 0.187 ACRES)  
 Located west of Everhart Road and north of Holly Road

**Time Extensions**

- 7. [19-0203](#) 17PL1053  
CONGRESS PLACE UNIT 2, BLOCK 6, LOTS 7A AND 7B (REPLAT - 2.86 ACRES)  
 Located east of Weber Road and north of Saratoga Boulevard.
- 8. [19-0204](#) 18PL1069  
SANDY CREEK UNIT 5 (FINAL - 8.451 ACRES)  
 Located south of Holly Road and east of Rodd Field Road.

**B. New Zoning**

- 9. [19-0206](#) **Public Hearing - Rezoning Property at or near 3202 Interstate 69**

**Case No. 0219-01 - Walker Holdings and Development, LLC:**

Ordinance rezoning property at or near 3202 Interstate 69 (located on the east side of Interstate 69, south of County Road 52, and north of the City Limits) from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

**C. Text Amendment**

- 10. [19-0144](#) Ordinance Amending the Unified Development Code Regarding Public Notice Requirements.

**D. Comprehensive Plan**

- 11. [19-0207](#) Urban Transportation Plan Amendment Deletion of Bronx Avenue between Lipes Boulevard and Master Drainage Channel 31

**VI. Public Hearing: (Items E) - Discussion and Possible Action****E. New Zoning****12. [19-0205](#) Public Hearing - Rezoning Property at or near 542 Airline Road****Case No. 0119-05 - Bar Property Management (Quick Quack):**

Ordinance rezoning property at or near 542 Airline Road (located east side of Airline Road, south of South Alameda Street, and north of Belmeade Drive) from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.

Andrew Dimas, Development Services, read item "13" into the record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. The purpose of the request is to allow for the construction of an automated car wash. He told the Commission that zero public notices were returned in opposition of the change of zoning request nor in favor. Mr. Dimas went over the history of zoning patterns for the surrounding area, UDC requirements and the allowed uses for the change of zoning request. The "CG-2" District opens the possibility of more intense commercial uses such as Mini-Storage, Bars, and Night Clubs adjacent to single-family residences. Staff recommends denial of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District, in lieu thereof, approval of the "CN-1/SP" Neighborhood Commercial District with a Special Permit (SP). Mr. Dimas stated that this recommendation has been the previous practice for car washes and Staff is working on a future text amendment to alleviate the use of a Special Permit for these types of cases.

The conditions for the Special Permit are:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is "Car Wash, automated" as defined by the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
3. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Commissioner Schroeder posed a question regarding the distance between the subject property and a nearby church. He wanted to know the distance requirement for bars in relation to churches since

the requested change of zoning opens the possibility of more intense commercial uses such bars. Staff confirmed that the applicant is amenable to the Special Permit conditions. After Commissioner comments concluded, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation and deny the rezoning request for item "12" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

**VII. Director's Report**

None.

**VIII. Items to be Scheduled**

None.

**IX. Adjournment**

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 5:50 p.m.