



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Thursday, February 9, 2017

5:30 PM

Council Chambers

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

Chairman Ramirez called the meeting to order and a quorum was established with Commissioners Hastings, Hovda and Lippincott absent.

#### II. Approval of Minutes

Motion to approve items "1 & 2" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

1. [17-0191](#) Special Meeting Minutes of January 18, 2017
2. [17-0192](#) Regular Meeting Minutes of January 25, 2017

#### III. Public Hearing Agenda Items

##### A. Plats

##### New Plats

Renissa Garza Montalvo, Development Services, read items "3, 4, 5, 6 & 7" 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. Sylvestre Garza at 4921 Arlene Drive, addressed the Commission regarding plat item "5". Mr. Garza feels that 11 lots for the development is too many and he also asked what type of houses are going to be built so that the integrity of the neighborhood is maintained.

The developer for plat item "5", Roberto Cardenas at 6101 Lago Vista Drive, addressed the Commission to help answer Mr. Garza's questions about the type of houses that will be built. Mr. Cardenas informed the Commission that the proposed homes will be attractive to keep with the style of the neighborhood and will range in price from \$169,000 to \$220,000.

With no one else coming forward, the public hearing was closed. A motion to approve items "3, 4, 5, 6 & 7" was made Commissioner Dibble and seconded by Vice Chairman Villarreal. The motion passed.

3. [17-0193](#)      **16PL1023**  
BELLAVIDA PLACE, BLOCK 4, LOT 16R (FINAL - 0.25 ACRES)  
Located west of Santa Fe Street and south of Glazebrook Street.
  
4. [17-0194](#)      **16PL1026**  
WASHBURN MEADOWS UNIT 2, LOTS 3A, 9A & 10A (FINAL - 2.67 ACRES)  
Located between Weber Road and South Staples Street.
  
5. [17-0195](#)      **0916114-P045 (16-22000043)**  
MARIA LAUREN ESTATES, BLOCK 1, LOTS 1 THRU 11 (FINAL - 1.686 ACRES)  
Located west of Everhart Road and south of McArdle Road.
  
6. [17-0196](#)      **17PL1008**  
BEACH PORTION, BLOCK 6, LOT 13 (FINAL - 0.67 ACRES)  
Located on the northeast corner of Chaparral Street and Starr Street.
  
7. [17-0197](#)      **0616078-NP045 (16-21000031)**  
RIVER RIDGE UNIT 2, BLOCK 1, LOTS 1A-1, 1A-2 & 1A-3 (REPLAT - 5.466 ACRES)  
Located south of Northwest Boulevard and west of Hazel Bazemore Road (CR 69).

### Wastewater Construction Waiver and Acreage Fee Exemption

8. [17-0198](#)      **0616070-P032 (16-22000030)**  
DON PATRICIO, BLOCK G, LOT 1R (REPLAT - 0.66 ACRES)  
Located west of Waldron Road and south of Don Patricio Road.  
  
Ms. Garza Montalvo read item "8" into record as shown above. She presented several aerial views of the subject property. She showed the distances of the nearest wastewater manhole locations with potential connection options; each manhole is within 1,000 feet of the subject property. Wastewater manhole #1 is approximately 698 feet away from the subject property, with an insufficient depth of 5' 7" and wastewater manhole #2 is approximately 994 feet away from the subject property, with a depth of 8' 7". Ms. Garza Montalvo explained that per the UDC, Section 8.2.7.B.1.d.ii: Collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended in accordance with Subsection 8.2.7.A.  
  
It was noted by Staff that properties to the east and west of the subject property have been granted a Wastewater Construction Waiver. After Staff's presentation, Chairman Ramirez opened the public hearing. The owner of the subject property, Weston Beseda at 2033 Sentinel Drive, addressed the

Commission. He stated he is aware that his neighbor to the west of his property was granted the waiver for wastewater construction. He feels that he should not have to pay for the wastewater construction. It was also noted that if the waiver is not granted he could also apply for a reimbursement if the City does not provide wastewater service within ten years.

With no one else coming forward, the public hearing was closed. Commissioner Crull made a motion recommending approval of the Wastewater Construction Waiver and denial of the exemption request for wastewater and water lot/acreage fees.. Commissioner Dibble seconded and the motion passed. Staff was asked to research other property owners along Don Patricio Road to find out what fees/waivers they have been exempted from to ensure consistency. If an lot/acreage fee exemptions were granted granted to them then Mr. Beseda can be issued a refund.

**B. Zoning**

**New Zoning**

- 9. [17-0199](#) **Case No. 0217-01 - Carlos and Rhonda Garcia:** A change of zoning from the “FR” Farm Rural District to the “RE” Residential Estate District, The property to be rezoned is described as being a 1.615 acre tract out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, also being known as the F.J. Picha Tract, Corpus Christi, Nueces County, Texas, located on the east side of Rand Morgan Road, between Good-Night Loving Trail and McNorton Road.

Andrew Dimas, Development Services, read item “9” into record as shown above. He presented several aerial views of the subject property. He stated the purpose of the rezoning request is allow for the construction of a single-family home. He informed the Commission that zero public notices were returned in favor or in opposition. Staff recommends approval of the requested change of zoning.

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 “9” was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed.

**C. Amendment to the Comprehensive Plan**

- 10. [17-0200](#) Ordinance Amending the Urban Transportation Plan (UTP) Map: Deletion of Coverdale Street (Widgeon Drive) between the proposed extension of County Road 52 and Starlite Lane.

Annika Yankee, Development Services, presented item "10" as shown above. This item was tabled from the December 14, 2016, Planning Commission meeting in order for Staff to look further into the Comprehensive Plan/Transportation Plan of the subject area. She informed the Commission that in 1963, the UTP map did not include the Coverdale Street/Widgeon Drive

segment that is north of Haven Road and in 2003 it was added to the UTP map.

The proposed amendment has been brought forth due to a property owner's request to develop an unplatted tract of land for his private residence. One of the platting requirements is the dedication of right-of-way and subsequent construction of the extension of Coverdale Street, in accordance with the City's UTP Map. The northern portion of Coverdale Street extended from the proposed extension of County Road 52 to Starlite Lane would cut through a relatively narrow tract of his property.

Provided that the owner dedicated and improved the street, the remainder of land would be two tracts, one of which would only have a depth of about 30 feet by a length of 1,000 feet. The Staff position is that this extension would place a disproportionate burden of right-of-way dedication and construction.

Staff feel that deleting the proposed extension of Coverdale Street/Widgeon Drive is not detrimental to the area and the neighborhood to the south already has two exits to Violet Road. City Staff (Traffic Engineering, Development Services) recommends the deletion of the proposed extension of Coverdale Street/Widgeon Drive. Deleting this segment will not negatively impact mobility in the area.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff recommendation for item "10" was made by Commissioner Crull and seconded by Vice Chairman Villarreal. The motion passed.

#### **IV. Director's Report**

Julio Dimas, Interim Director of Development Services, asked the Commission to consider scheduling a special meeting in March for a presentation of the North Beach Area Development Plan. The Commission prefers the presentation be scheduled during a regularly scheduled meeting.

#### **V. Items to be Scheduled**

None.

#### **VI. Adjournment**

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:30 p.m.