



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, February 24, 2016

5:30 PM

Council Chambers

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#### Call to Order, Roll Call

Chairman Ramirez called the meeting to order at 5:31 pm.

#### 1. Regular Meeting of January 27, 2016

Motion to approve item "1", January 27, 2016 Minutes, was made by Commissioner Lippincott and seconded by Commissioner Baugh. Motion passed.

#### III. Public Hearing Agenda Items - Discussion and Possible Action

##### A. Plats

###### New Plats

Julio Dimas, Development Services, read New Plat Items: "2, 3, 4, 5, 6, 7, 8 and 9" into record as shown below. Mr. Dimas stated these plats satisfied all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval.

##### 2. 0315040-NP034 (15-21000014)

FLOUR BLUFF ESTATES, BLOCK J, LOT 8A (FINAL REPLAT - 1.02 ACRES)  
Located east of Waldron Road between Admiral Drive and Recreation Drive.

Attachments: [TRCPlatRequirements.Flour Bluff Estates, Blk J, Lot 8A \(Final Replat\).022416PCMtg](#)  
[Flour Bluff Estates Blk J, Lt 8A.Replat.R1](#)

The Plat was approved.

##### 3. 0715096-NP076 (15-21000028)

PALM PARK, BLOCK 3, LOT 1R (FINAL - 1.55 ACRES)  
Located north of Interstate Highway 37 and east of North Port Avenue.

Attachments: [TRCPlatRequirements.Palm Park, Blk 3, Lot 1R \(Final\).022416PCMtg](#)  
[Palm Park, Block 3, Lot 1.R3](#)

The Plat was approved.

##### 4. 0915129-P031 (15-22000036)

PARKVIEW UNIT 5 (FINAL - 10.051 ACRES)

Located south of Holly Road and north of Wooldridge Road.

Attachments:

[TRCPplatRequirements.Parkview Unit 5 \(Final\).022416PCMtg](#)

[Parkview Unit 5.Final.R2](#)

**The Plat was approved.**

**5. 1215171-P042 (15-21000055)**

PADRE ISLAND-CORPUS CHRISTI SECTION NO. 4, BLOCK 221, LOTS 12A, 12B, & 12C (REPLAT- 0.211 ACRE)

Located west of Cruiser Street and north of Almeria Avenue.

Attachments:

[TRCPplatRequirements.Padre Island-Corpus Christi Section no. 4,](#)

[Blk 221, Lts 12A, 12B, 12C \(Final Replat\).022416PCMtg](#)

[Padre Island-CC Section No. 4.R2](#)

**The Plat was approved.**

**6. 1115154-P038 (15-22000044)**

MEADOW PARK ADDITION, BLOCK 17, LOTS 23A & 23B (FINAL REPLAT - 0.34 ACRE)

Located north of Baldwin Boulevard and west of Highland Avenue.

Attachments:

[TRCPplatRequirements.Meadow Park Addition, Blk 17, Lt23A& 23B](#)

[\(Final Replat\).022416PCMtg](#)

[Meadow Park Addition, Blk 17, Lot 23A & 23B](#)

**The Plat was approved.**

**7. 1215163-P041 (15-22000052)**

PADRE ISLAND - CORPUS CHRISTI SECTION NO. 4, BLOCK 216, LOTS 1A &1B (FINAL REPLAT - 0.204 ACRE)

Located west of South Padre Island Drive (PR 22) and south of Whitecap Boulevard.

Attachments:

[TRCPplatRequirements.Padre Island CC Section No.4, Blk216, Lt1A&](#)

[1B \(Final Replat\).022416PCMtg](#)

[PI-CC SECT 4 LOT 1A-1B BLK 216-Replat](#)

**The Plat was approved.**

**8. 0116005-NP004 (16-21000002)**

KALER ADDITION, BLOCK 3-B, LOT H-2A (FINAL REPLAT - 0.35 ACRE)

Located south of Interstate Highway 37 and west of Savage Lane.

Attachments:

[TRCPplatRequirements.Kaler Addition, Blk3B, LtH-2R \(Final](#)

[Replat\).022416PCMtg](#)

[Kaler Addition Block 3-B, Lot H-2R.Replat.R2](#)

**The Plat was approved.**

9. 0116007-NP005 (16-21000003)  
NEMEC SUBDIVISION, BLOCK 3, LOT 6A (FINAL REPLAT - 0.60 ACRE)  
Located east of Ayers Street and north of South Padre Island Drive.  
**Attachments:** [TRCPplatRequirements.NemecSubdivision, Blk37, Lt6A \(Final Replat - 0.60\).022416PCMtg](#)  
[Nemec Subdivision, Block 3, Lot 6A- Replat](#)

After Staff's presentation, the floor was opened for public hearing, with no one coming forward, the public hearing was closed. A motion was made by Commissioner Crull and seconded by Vice Chairman Villarreal that items "2, 3, 4, 5, 6, 7, 8 and 9" be approved. The motion passed.

#### Time Extension

Mr. Dimas read Time Extension Item "10" into record as shown below. Mr. Dimas informed the commission that this is the applicants second request. Applicant is requesting an additional six month extension. Chairman Ramirez opened the floor for public comment, with no one coming forward, the public hearing was closed. A motion was made to approve Item "10" by Vice Chairman Villareal and seconded by Chairman Baugh. The motion passed.

10. 0115003-P001 (15-22000001)  
KING'S CROSSING UNIT 13, BLOCK 2, LOT 2 (FINAL - 2.13 ACRES)  
Located south of Yorktown Boulevard and west of Loire Boulevard.  
**Attachments:** [TimeExtensions.KingsCrossing Unit13, Blk 2, Lt2 \(Final Replat - 2.13\).022416PCMtg](#)  
[Letter of Request \(King's Crossing Unit 13, Blk 2, Lt 2 \(Final\).022416PCMtg](#)

The Time Extension request was approved.

#### B. Zoning

#### New Zoning

Mrs. Annika Yankee, Development Services, read Item "11" into record as shown below.

11. Case No. 0216-01 - IHS Consultants, LP: A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District. The property to be rezoned is described as being 6.709 acres out of the East 1/2 of the East 1/2 of Lot 3, Block 2, Nueces River Irrigation Park, located near the southwest corner of Northwest Boulevard (FM 624) and River Hill Drive.

**Attachments:** [Report for PC 0216-01 IHS Consultants, LP](#)  
[Power Point](#)

Mrs. Yankee presented several aerial views of the property. Mrs. Yankee

informed the board that the department received zero public notices returned; neither in favor nor in opposition. Staff recommends approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District.

Commissioner Crull questioned the allowance of bars in the "CG-2" District near single-family dwellings. Commissioner Williams added that only one house would be affected. Mrs. Yankee noted the large lot sizes of the single-family lots to the south, indicating that open space on large lots can also serve as a buffer.

Chairman Ramirez opened the floor for public comment and with no one coming forward, the public hearing was closed. A motion was made to approve Item "11" by Commissioner Lippincott and seconded by Vice Chairman Villarreal. Motion passed.

City Traffic Engineer, Raymond Chung, read Item "IV" into record as shown below.

**IV.** Proposed Urban Transportation Plan Amendment - Deletion of the Extension of First National Boulevard between Compton Road and Graham Road

Attachments: [Planning Agenda Memo - FirstNationalBoulevard](#)  
[1st National Blvd](#)

City staff recommends approval to delete First National Boulevard, a proposed C1 Collector, from Compton Road to Graham Road from the City's UTP.

City's Transportation Advisory Commission (TAC) recommended approval of city staff's recommendation.

Traffic Impact Analysis (TIA) recommends safety improvements.

TAC Recommended Gulf Coast Marine include necessary Safety Improvements (Signs, Striping, Median Modification) along First National Boulevard and Compton Road in the public improvement construction plans.

After staff's presentation was given, the floor was opened for public hearing, with no one coming forward, the public hearing was closed.

Motion to approve Item "IV" was made by Vice Chairman Villarreal and seconded by Commissioner Lippincott. Motion passed.

**V. Director's Report**

Dan McGinn, Interim Director of Development Services, gave an update on the following items:

**Plan CC:** Staff is working through City Council comments. Staff plans to present City Council comments on the March 23, 2016 Planning Commission meeting.

**Active Mobility Plan:** Mr. McGinn anticipates presenting the Active Mobility Plan to Commissioners also by March 23, 2016 for their review and recommendations to City Council.

**Vacant Commissioner Seat:** Recommendation for filling this position will go to the City Council meeting in March, in hopes to induct a new Commissioner in April.

**Availability of Security Staff at City Hall:** Commissioners requested there be security staff available after regular business hours for meetings such as Planning Commission.

**VI. Items to be Scheduled**

None

**VII. Adjournment**

There being no further business to discuss, the meeting adjourned at 6:00pm.