



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, August 9, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Discussion and Possible Action on the Election of Officers - Chairman & Vice Chairman

A motion was made by Commissioner Crull to elect Eric Villarreal as Chairman and to elect Mike Lippincott as Vice Chairman. Commissioner Dibble seconded and the motion passed.

III. Approval of Minutes

1. [17-0990](#) Regular Meeting Minutes of July 26, 2017

A motion to approve item "1" was made by Commissioner Baugh and seconded by Commissioner Williams. The motion passed.

IV. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

Ratna Pottumuthu, Development Services, read item "2" into record as shown below. Ms. Pottumuthu 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 Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "2" was made Commissioner Crull and seconded by Commissioner Baugh. The motion passed.

2. [17-0993](#) **17PL1059** THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES) Located south of South Oso Parkway and east of King Ranch Drive.

Wastewater Construction Waiver and Lot/Acreage Fee Exemption

3. [17-0994](#)

17PL1059

THE COVES AT LAGO VISTA UNIT 3C (FINAL 30.47 ACRES)

Located south of South Oso Parkway and east of King Ranch Drive. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Ms. Pottumuthu read item "3" into record as shown above. She presented an aerial overview of the subject location and also the plat. She stated that this area does not have wastewater services available and a Master Plan was not adopted by City. The subject property will provide on-site sewage facilities in conformance with the regulatory agency (City-County Health Department). Staff does not anticipate availability of service within the 15 year term. Staff recommends approval of the waiver/exemption request.

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

4. [17-0995](#)

17PL1048

WATER'S EDGE AT KITTY HAWK UNIT 2 (FINAL 15.524 ACRES)

Located south of Staples Street (FM 2444) and west of Kitty Hawk Drive. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Ms. Pottumuthu read item "4" into record as shown above. She presented an aerial overview of the subject location and also the plat. The final plat was approved by Planning Commission on July 12, 2017. She stated that this area does not have wastewater services available and a Master Plan was not adopted by City. The subject property will provide on-site sewage facilities in conformance with the regulatory agency (City-County Health Department). Staff does not anticipate availability of service within the 15 year term. Staff recommends approval of the waiver/exemption request.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Baugh to approve Staff's recommendation for item "4". The motion was seconded by Commissioner Crull and the motion passed.

B. Excavation Permit

5. [17-0996](#)

NO. 17EX1001 - BENCHMARK MATERIALS: An Excavation Permit

for the property described as J.C. Russell Farm Blocks, Block 10, Lot 1, a 32.1020 acre tract, located at 614, 702 & 718 South Navigation Boulevard.

Ms. Pottumuthu read item "5" into record as shown above. She presented an aerial overview of the project location and a site layout. The subject property is currently zoned as "IL/SP" Light Industrial with a Special Permit for Resource Extraction. The Special Permit is valid for three years with an expiration date of May 31, 2018. The applicant is requesting an extension of the excavation permit to May 31, 2018. Staff recommends approval of the Excavation Permit until May 31, 2018 and to comply with the provisions of Corpus Christi Municipal Code, Chapter 14, Article VI.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Baugh to approve Staff's recommendation for item "5". The motion was seconded by Commissioner Crull and the motion passed.

C. Zoning

6. [17-0997](#)

Case No. 0717-03 - B. L. Marina Properties, LP: A change of zoning from the "CG-2" General Commercial District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.

Andrew Dimas, Development Services, read item "6" into record as shown above. He presented several aerial views of the subject property along with maps and photos. He stated the purpose of the rezoning request is to allow for the construction of a 60-pad recreational vehicle park and supporting improvements/hooksups. The site will include an improved road within the site, a pool, and a community center. The Park office will be open during normal business hours 7a.m.-6p.m. He clarified that the portion at the end of the property that runs along Caribbean Drive will remain "CG-2" General Commercial District per the applicant's request. Mr. Dimas also presented a wetland map and a flood map. The proposed FEMA flood maps show the elevation requirement of 10 feet for permanent structures. and a portion of the property has a designated wetland.

Mr. Dimas pointed out the following UDC requirements: Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same Recreational Vehicle Park not more than 180 continuous days; the following uses shall be permitted as accessory uses to a Recreational Vehicle park provided that such uses do not occupy more than one-third of the area within the Recreational Vehicle park development. (Barber shops, beauty parlors, car wash, convenience grocery stores of less than 4,000 square feet, day care centers, dry cleaning receiving stations, fuel sales, restaurants

excluding bars, taverns or pubs, and self-service laundries).

Mr. Dimas informed the Commission that 14 public notices were returned in opposition of the change of zoning request and one notice was returned in favor. The Tropic Isles Home Owner's Association also submitted a letter of opposition. Currently, the opposition percentage is 11.67%. The critical threshold requirement established by the UDC is 20% for City Council super majority. He said there is still a possibility the threshold could be met as we did not get a response from all of the property owners on the public notice mailout. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Villarreal opened the public hearing and gave the opportunity for the applicants to speak first. Stephen Skrowbarczyk, representing the engineer on record for the project, Urban Engineering, addressed the Commission. He stated they are requesting a more restrictive zoning district. There are adequate utility services on the property for the proposed project and feel that a recreational vehicle park is the appropriate and best use. Since the property is in a flood zone, they also feel that having a temporary establishment, such as a recreational vehicle park, is a good use for the property.

Representing the owner as one of the partners involved in the project, Anderson Price addressed the Commission. He told the Commission he has had communication/outreach with the property owners in the area and has considered their concerns. He feels that the surrounding property owner's have fears that the park will eventually turn into a "trailer park". He said the plan is to provide a high-end, luxury facility and has assured citizens that maintenance of the facility will be upheld. He also provided before and after photos of Bluff's Landing as an example to show the owner's intent/efforts to improve the property for the proposed project. Mr. Price submitted a letter to the Commission on behalf of the owner, Kris Hawkins. He mentioned that at it's current zone of "CG-2", they could develop a less restrictive project without the requirement of a public hearing. He feels the undeveloped property remains a hazard and they spend funds to keep it clean. He said they are open to work with the surrounding community in the development as well as build the project according to all code requirements.

The following citizens addressed the Commission during public comment and expressed their opposition:

- James Caldwell at 3139 Nassau Drive
- John Rossiter at 3222 Nassau Drive
- Janet Lumley at 3306 Maui Drive
- John & Paula d'Amecourt at 3143 Nassau Drive
- Marde & Sandra Gideon 3217 Nassau Drive
- Mark & Cindy Hamilton at 3230 Nassau Drive
- Von Pilcher at 3220 Bimini Drive
- Gary at 3306 Maui Drive
- Nancy Hamilton at 3202 Cat Cay Drive
- Mike Orrick at 3142 Nassau Drive
- Tyler Castaneda at 306 Carribean Drive
- Kevin Grote at 3201 Nassau Drive
- Elizabeth Jeranek at 305 Carribean Drive
- Greg Bryant at 3126 Nassau Drive

- Allison Franklin at 3221 Nassau Drive
- Paul Winters at 3205 Nassau Drive

The majority of the citizens above stated the following reasons for their opposition:

- Increased congestion and overflow/traffic on the roads that are not stable to handle heavy recreational vehicles which will lead to safety issues.
- Decreased property values, flooding and aging infrastructure.
- Noise and prevailing, high winds causing debris and pollution.
- Safety issues would occur/increase during a hurricane evacuation.
- An increase in canal traffic. Tropic Isles Home Owner's Association (TIHOA) pay dues to maintain, dredge and bulkhead the canals. The main canal, from the back of Nassau Drive, is the only option for egress/ingress to the Laguna Madre. Residents feel that since the subject property will be utilizing the same canal, the owner should also be responsible for paying dues to maintain, dredge and bulkhead in order to protect shoreline deterioration.
- The calculation of votes for a super majority City Council decision is unfairly executed. They would like the Commission to consider including the letter submitted by the TIHOA as a percentage of opposition since they represent approximately 350 residents.

Chairman Villarreal asked for each of the citizens to include in their comments what they would prefer be developed on the subject property. Residents suggested the following: single-family homes, a dock/boat launch or guide service, a bait/tackle stand or restaurant. Ideally, to not be developed at all or donating the land for ecotourism/birdwatching or a park/wildlife sanctuary.

The following citizens addressed the Commission and are in favor of the change of zoning request:

- Flo East at 1605 Yorktown Boulevard
- Miguel Linares at 3518 Laguna Shores Road
- Bob Wilson at 3929 Sweet Bay Drive
- Patsy Paradise at 105 Laguna Village
- Shirley Thornton, President of the Flour Bluff Citizen's Council, at 1917 Woodcrest Drive

A motion to approve item "6" was made by Commissioner Crull and seconded by Commissioner Dibble. A roll call vote took place and the motion passed with Commissioner Baugh voting "no".

7. [17-0998](#)

Case No. 0717-04 - J R Electric Company: A change of zoning from the "IL" Light Industrial District to the "CI" Intensive Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as Bluff, Block B, Lot 6, located at the intersection of North Staples Street and Comanche Street on the southwest corner, south of Lipan Street, and north of Caldwell Street.

Mr. Dimas read item "7" into record as shown above. He presented several aerial views/maps/photos of the subject property. He stated the owner would like to enclose an existing non-conforming carport for security purposes. The structure is on the property line and the "IL" Light Industrial District does not

permit zero lot line standards. Mr. Dimas also went over the zoning pattern of the area and the Unified Development Code. He informed the Commission that zero public notices were returned in opposition of the change of zoning request and two notices were returned in favor. Staff recommends approval of the requested change of zoning as is it is compatible with the Future Land Use Map, PlanCC and the Central Business Area Development Plan (ADP).

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "7" was made by Commissioner Dibble and seconded by Commissioner Crull. The motion passed

D. Presentation

8. [17-0932](#) Airport Zoning Commission - Establishment & Implementation

Fred Segundo, Director of Aviation, presented item "8". He informed the Commission that City Council directed Staff to establish and implement an Airport Zoning Commission at the May 18, 2017 City Council Workshop. He began with specific definitions to help the Commission understand the background. He gave definitions for: Air Installation Compatible Use Zone (AICUZ), Joint Land Use Study (JLUS), FAA Grant Assurance, Joint Airport Zoning Board (JAZB), Airport Zoning Commission (AZC) and Control Compatible Land Use Area.

Mr. Segundo explained the background and how it involved the JAZB dating back to 1957 and where we are at today. The authority for establishing the ACZ or JAZB is cited in the Texas Local Government Code, Chapter 241: Municipal and County Zoning Authority Around Airports "Airport Zoning Act". He went over the differences of the AZC and the JAZB. He presented an organization chart detailing the proposed structure of the AZC.

Mr. Segundo described the two types of Airport Zoning Regulations: Airport Hazard Area Zoning Regulations and Airport Compatible Land Use Zoning Regulations. He also went into further detail regarding the Controlled Compatible Land Use Area and showed examples of two diagrams displaying boundaries for one and two runway scenarios. Along with the diagrams he presented an aerial view of the City displaying the Controlled Compatible Land Use Areas: Corpus Christi International Airport, Cabaniss Field, Naval Air Station Corpus Christi and Waldron Field.

Mr. Segundo completed the presentation with the next steps to be taken for the implementation schedule. This item will have several more presentations of the draft ordinance that will lead to City Council consideration/adoption and eventually Planning Commission assignment. Questions and comments took place amongst Commissioners; no action was taken on this item.

V. Director's Report

Bill Green, Interim Director of Development Services, updated the Commission on Zoning Case #0717-01. He also informed the Commission regarding the proposed UDC text amendment for "Acceptance of Improvements" (2 Year Warranty Period). The proposed amendment will be presented at the next regularly scheduled Planning Commission meeting of August 23, 2017 and the

City Council meeting of August 29, 2017. Staff has not changed their recommendation and the development community has been made aware that it will be moving forward with additional considerations.

VI. Items to be Scheduled

None.

VII. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 8:10 p.m.