



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, January 10, 2018

5:30 PM

Council Chambers

I. Call to Order, Roll Call

The meeting was called to order by Chairman Villarreal and a quorum was established with Commissioners Hovda and Baugh absent.

II. Approval of Minutes

1. [18-0031](#) Regular Meeting Minutes of December 13, 2017

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

III. Public Hearing Agenda Items

A. Plats

New Plats

Greg Collins, Development Services, read items "2 through 11" into record as shown below. Mr. Collins stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval. The plats below have been recommended for approval with the following conditions:

For item "2", change the acreage figure from 16.607 acres to 16.621 acres. Make other changes listed in the Technical Review Committee's Plat Review Comments, dated January 5, 2018. The comments are typographical in nature and are requested to make the plat consistent with the previous final plat, approved by the Planning Commission on June 3, 2015. The major change in this plat, compared to the previously approved 2015 final plat, is that the developer changed engineers and added eight additional lots.

For item "3", note "5" will be changed to read as "All streets and stormwater infrastructure shall be private and maintained by the HOA"; typographical spelling errors will be corrected.

For item "4", regarding lot 14, block 1, the street side yard will be increased from 10 feet to 20 feet.

Discussion also took place for item "7" regarding the Engineering section of the resolution comments (shared driveway and cross-access agreements). It was determined the comments can be resolved at the site development phase to find a reasonable accomodation.

After Staff's presentation, Chairman Villarreal opened the public hearing. Murf Hudson at 2725 Swanter Drive addressed the Commission and spoke regarding item "7". With no one else coming forward, the public hearing was closed. A motion to approve items "2 through 11" as presented by Staff, was made Commissioner Crull and seconded by Commissioner Dibble. The motion passed.

- 2. [18-0021](#) **041053-P011 (15-22000015)**
MANHATTAN ESTATES UNIT 7 (FINAL - 16.607 ACRES)
 Located north of Lipes Boulevard and east of Bronx Avenue.

- 3. [18-0022](#) **17PL1069**
SWAN VILLAGE - PREVIOUSLY WESTSIDE ESTATES (PRELIMINARY - 136.019 ACRES)
 Located south of FM 2444 and east of CR 43.

- 4. [18-0023](#) **17PL1121**
STARLIGHT ESTATES UNIT 2 (FINAL - 8.29 ACRES)
 Located south of Yorktown Boulevard and east of Fred's Folly Road.

- 5. [18-0024](#) **17PL1127**
GEMINI SUBDIVISION, BLOCK 4, LOT 4R (FINAL - 14.10 ACRES)
 Located north of Bear Lane and east of North Padre Island Drive.

- 6. [18-0025](#) **17PL1135**
CAYO DEL OSO SUB. SEC. 2, BLK 1, LOTS 27- 41 & BLK 7, LOTS 2 - 9; CAYO DEL OSO SUB. SEC. 1, RESUBDIVISION NO. 1, BLK 7, LOT 1R (FINAL - 5.541 ACRES)
 Located south of Oso Parkway and east of Rodd Field Road.

- 7. [18-0026](#) **17PL1136**
KING'S POINT UNIT 6, BLOCK 1, LOT 1A & 1B (REPLAT - 6.86 ACRES)
 Located north of Yorktown Boulevard and east of Gingerberry Drive.

- 8. [18-0027](#) **17PL1137**
CORPUS BEACH HOTEL ADDITION, BLOCK I, LOT 88R (REPLAT - 1.03 ACRES)
 Located North Shoreline Boulevard between Golf Place and Kleberg Place.
- 9. [18-0028](#) **17PL1143**
CAYO DEL OSO TOWNHOMES, BLOCK 27, LOT 7 (FINAL - 5.824 ACRES)
 Located south of Oso Parkway and east of Rodd Field Road.
- 10. [18-0029](#) **17PL1147**
RANCHO VISTA SUBDIVISION PHASE 2 UNIT 15 (FINAL - 9.01 ACRES)
 Located south of Yorktown Boulevard and east of Fred's Folly.
- 11. [18-0045](#) **17PL1146**
VILLAGE AT HENDERSON APARTMENT & INCARNATE WORD SUBDIVISION (PRELIMINARY - 21.32 ACRES)
 Located west of South Staples Street and south of Lipes Boulevard.

Time Extension

- 12. [18-0030](#) **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.

Mr. Collins read item "12" into record as shown above. He informed the Commission the plat was originally approved on July 12, 2017. The applicant is requesting a six month time extension. This is the first extension request for the plat. The site work construction plans were submitted for review on December 18, 2017.

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 "12" was made by Vice Chairman Lippincott and seconded by Commissioner Williams. The motion passed.

B. Zoning

New Zoning

13. [18-0036](#)

Case No. 1117-01 - GMG Partners, LP: A “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit for Resource Extraction, The Special Permit is requested to allow the extraction of sand and gravel. The property to be rezoned is described as being a 32.10 acre tract out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 44).

Andrew Dimas, Development Services, read item “13” into record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He stated the purpose of the rezoning request is to extend the time limit of the Special Permit (SP) for an additional 36 months (3 years). He informed the Commission that zero public notices were returned in favor of the change of zoning request and two notices were returned in opposition. Opposition within the notice area is at 42.84% which means the case will require a three-quarter majority vote by City Council to approve the Special Permit.

Staff recommends approval of the requested time extension of 36 months (3 years) for the SP and Mr. Dimas went over the following conditions of the original Special Permit:

1. **Use Regulation:** The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
2. **Erosion and Dust Control:** Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
3. **Access:** Vehicular access shall be allowed as per the approved site plan and excavation permit.
4. **Hours of Operation:** Hours of operation shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
5. **Restoration:** The site shall be restored to pre-existing condition upon expiration of the Special Permit.
6. **Time Limit:** This Special Permit shall expire in three years or upon termination of the excavation permit, whichever comes first.

Discussion took place regarding the metes/bounds of the property and how the original submittal conflicts with what was approved/adopted in the ordinance. Due to this conflict, it was discovered that the excavation taking place along Navigation Boulevard might be outside the permitted boundary.

Commissioners asked questions and discussed the site restoration requirement, dust control, storm water management, and the location and nature of opposition to the application.

After Staff's presentation, Chairman Villarreal opened the public hearing. The engineer of record for the project, Ramiro Munoz at 1608 South Brownlee Boulevard, addressed the Commission to answer their questions. With no one else coming forward the public hearing was closed.

A motion was made by Commissioner Crull to table item "13" to the next regulary scheduled Planning Commission meeting so the proper boundaries of the excavation permit can be established, address the excavation that has taken place outside the SP area can be addressed and staff can request an action plan for corrective measures to be taken by the applicant. The motion was seconded by Commissioner Williams. The motion passed

14. [18-0037](#)

Case No. 1217-01 - Rey Ramos: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. The property to be rezoned is described as Woodlawn Estates, Block 5, Lot 1, located on the north side of Williams Drive, east of Airline Road, and west of Rodd Field Road.

Mr. Dimas read item "14" into record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He stated the purpose of the rezoning request is to allow for the construction of four dwelling units in the form of two duplexes. He also went over UDC requirements and the zoning pattern for the surrounding area. He informed the Commission that zero public notices were returned in favor or in opposition of the change of zoning request. Staff recommends approval of the change of zoning request.

After Staff's presentation, Chairman Villarreal opened the public hearing. Tara Schultz at 1625 Claire Drive stated she is in opposition to the change of zoning request and feels it affects her quality of life; it will change the character of the neighborhood.

With no one else coming forward the public hearing was closed. In response to Commissioner questions, Staff provided some history of the area and discussed allowed housing types and density. A motion to approve Staff's recommendation for item "14" was made by Commissioner Schroeder and seconded by Chairman Villarreal. The motion passed with Commissioners Crull and Williams voting "no".

15. [18-0038](#)

Case No. 0118-02 - ERF Real Estate, Inc: A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District. The property to be rezoned is described as being a 5.512 acre tract out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Richter Street, west of Kostoryz Road, and east of Ayers Street.

Mr. Dimas read item "15" into record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land

Use maps. He stated the purpose of the rezoning request is for the construction of commercial, retail or office uses. He also went over the zoning patterns for the surrounding area and UDC requirements. He informed the Commission that zero public notices were returned in favor or in opposition of the change of zoning request. Staff recommends approval of the requested change of zoning.

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 "15" was made by Commissioner Dibble and seconded by Vice Chairman Lippincott. The motion passed.

IV. Director's Report

None.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:35 p.m.