



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
forward.cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 6, 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 Commissioner Crull absent.

II. Approval of Minutes

1. [17-1150](#) Regular Meeting of August 23, 2017

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

III. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

Ratna Pottumuthu, Development Services, read items "2, 3 & 4" into record as shown below. Ms. Pottumuthu 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 Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3 & 4" was made Commissioner Dibble and seconded by Commissioner Hastings. The motion passed.

2. [17-1151](#) **17PL1041**
Del Mar College West (FINAL - 85.34 ACRES)
Located north of Old Brownsville Road and east of Airport Road.
3. [17-1153](#) **16PL1017**
RIVER EDGE VILLAGE (FORMERLY OCEAN VIEW GEORGE)
(PRELIM -136.31 ACRES)
Located west of County Road 33 and north of FM 43.

4. [17-1154](#) **17PL1072**
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3 (PRELIMINARY - 36.00 ACRES)
Located north of Bates Drive between North Padre Island Drive (SH 358) and Flato Road.

Time Extension

5. [17-1157](#) **17PL1000**
ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)
Located south of Corpus Christi Bay and north of Ocean Drive.

Ms. Pottumuthu read item “5” into record as shown above. The Planning Commission originally approved the referred final plat on April 05, 2017. The applicant is requesting a six month time extension to complete an additional floodplain analysis and FEMA approvals. This is the first time extension request.

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 “5” was made by Commissioner Baugh and seconded by Commissioner Hastings. The motion passed.

Wastewater Construction Waiver & Lot/Acreage Fee Exemption Request

6. [17-1075](#) **17PL1063**
OSO GEORGE VILLAGE UNIT 2 (FINAL - 47.58 ACRES)
Located north of Yorktown Boulevard and west of Roscher Road.
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 informed the Commission that Staff recommends tabling this item as more time is needed to prepare a potential cost estimate for the construction of the wastewater lines. She also informed the Commission the department will begin to require that the developer provide the cost estimate for all future exemption/waiver requests; Staff will review/verify their submittal. Staff will also work on the standard procedure for developers to follow.

After Staff’s presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to table item “6” was made by Vice Chairman Lippincott and seconded by Commissioner Schroeder. The motion passed with Commissioner Hastings abstaining.

B. Zoning**Continued Zoning****7. [17-0930](#)**

Case No. 0717-01 - Alrich Enterprises Inc., D/B/A Richard Sanchez Motors and Ben L. Herndon, Jr.: A change of zoning from the "ON" Neighborhood Office District and the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District. The property to be rezoned is described as Koolside, Block 6, Lots 24 and 25, less portion to right-of-way and Lot 26, located at the intersection of Airline Road and Gollihar Road, north of McArdle Road and south of South Alameda Street.

Andrew Dimas, Development Services, informed the Commission that Staff recommends tabling this item due to the delays Hurricane Harvey has caused. There was not a sufficient amount of time to meet with the applicant to discuss the Special Permit conditions.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to table item "7" to the next regular scheduled Planning Commission meeting of September 20, 2017, was made by Vice Chairman Lippincott and seconded by Commissioner Baugh. The motion passed.

IV. Director's Report

Gene Delauro, Interim Assistant Director of Development Services, reminded the Commission of the upcoming Stakeholders meeting regarding the proposed Annexation Policy to be held on September 15, 2017.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 5:45 p.m.