



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, August 10, 2016

5:30 PM

Council Chambers

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

Absent - Chairman Ramirez and Commissioner Hastings

#### II. Approval of Minutes

##### 1. [16-0926](#) Regular Meeting of July 27, 2016

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

##### 2. 16-0928

##### Special Meeting of August 03, 2016

No action.

#### III. Public Hearing Agenda Items

##### A. Plats

##### New Plats

Renissa Garza Montalvo, Development Services, read items "3, 4, 5, 6 and 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, Vice Chairman Villarreal opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve items "3, 4, 5, 6 and 7" was made Commissioner Crull and seconded by Commissioner Baugh. The motion passed.

##### 3. [16-0921](#) **0716079-NP046 (16-21000033)** ENCLAVE AT OSO PARKWAY, LOTS 21-23 (REPLAT - 2.591 ACRES) Located west of South Staples Street (FM 2444) and north of Oso Parkway.

##### 4. [16-0922](#) **0716084-NP051 (16-21000032)**

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GRASS CAY TOWNHOMES (REPLAT - 0.745 ACRES)

Located south of Whitecap Boulevard and west of Gypsy Street.

5. [16-0923](#)      **0516061-P027 (16-22000025)**  
LAGUNA VISTA SHORES, BLOCK 15, LOT 21R (REPLAT - 0.23 ACRES)  
(Located west of Laguna Shores Road and north of Clearview Drive.
6. [16-0924](#)      **0716080-NP047 (16-21000034)**  
SOUTH SARATOGA ACRES, BLOCK 1, LOT 5R (FINAL - 4.54 ACRES)  
Located east of Greenwood Drive and south of Saratoga Boulevard.
7. [16-0925](#)      **0616069-P031 (16-22000029)**  
TYLER SUBDIVISION, BLOCK 1, LOT 5 (FINAL - 0.144 ACRES)  
Located south of Spring Lane Drive and west of Wyndale Drive.

**B. Continued Zoning**

8. [16-0668](#)      **Case No. 0616-04 - Strategic Investment Solutions, LLC:** A change of zoning from the "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District. The property to be rezoned is described as 29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores Road.

Vice Chariman Villarreal informed the Commission that item "8" has been withdrawn and no action was needed.

9. [16-0864](#)      **Case No. 0716-06 - Corner Strong Limited:** A change of zoning from the "CN-1" Neighborhood Commercial District and the "CG-2" General Commercial District to the "CG-2" General Commercial District. The subject property is described as being a 4.89-acre tract of land of which 4.52 acres is out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm Garden Tracts and 0.37 acres is out of Lot 11, Block 2, Barclay Grove Unit 11, located on the east side of South Staples Street (FM 2444) between Corsica Road and Timbergate Drive.

Annika Yankee, Development Services, presented item "9" into record as shown above. As recommended by the Commission, Staff met with the applicant to reconsider the access onto Corsica Road. The applicant proposed to increase the width of the access drive from approximately 60 feet to 80 feet and submitted a revised site plan showing the relocation of the proposed office building and buffer yards. Ms. Yankee noted that there is a subdivision under development immediately to the east of the subject property and a smaller subdivision under development immediately to the east of the proposed access drive. Staff recommends denial of the change of zoning from the "CN-1" Neighborhood Commercial District and the "CG-2" General Commercial District to the "CG-2" General Commercial District. Ms. Yankee went over the possible Special Permit conditions for consideration:

1. **Use:** The only use allowed on the Property other than uses permitted in the base zoning districts is a mini-storage facility and related accessory uses.
2. **Setbacks:** The storage of boats and campers, a permitted accessory use to mini-storage, and the location of dumpsters shall be limited to the west half of the Property.
3. **Access:** Access shall be limited to the west portion of the property fronting Corsica Road.
4. **Building Design:** Any buildings constructed within 260 feet of Corsica Road shall have a non-metal façade. Mini-storage buildings shall be prohibited from having doors/openings facing residential uses.
5. **Screening Fence:** A minimum six-foot tall solid wood screening fence is required to be constructed, remain in place, and maintained between the mini-storage facility and the residential uses.
6. **Buffer Yard:** A 15-foot wide buffer yard and 15 buffer yard points shall be required along the property boundaries adjacent to residential zoning districts. Trees and shrubs shall be planted, remain in place, and be maintained between the mini-storage facility and the residential uses. A continuous line of shrubs shall border the fence. A canopy or understory tree other than palm trees shall be planted every 50 feet on center within the buffer yard.
7. **Lighting:** All lighting shall be shielded to direct light downward and pole lights shall be of the full cut-off type. Freestanding pole lights are prohibited within 50 feet of the property line of a residential use. No light source shall exceed the roof height of the buildings on site or 15 feet, whichever is more restrictive.
8. **Building Height:** Buildings, excluding the office, shall not exceed 15 feet where adjacent to a single-family residential use. Otherwise, the maximum building height shall be 35 feet. Boat and camper storage is limited to the west half of the Property and shall not be considered "adjacent" to single-family residential uses.
9. **Hours of Operation:** The hours of operation for the public shall be limited from 7 AM to 10 PM Sunday through Thursday and from 7 AM to 11 PM on Friday and Saturday.
10. **Signage:** Freestanding signage shall be limited to the west portion of the property fronting on Corsica Road. Wall signs shall not be oriented toward the east.
11. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Ms. Yankee informed the Commission that since the width of the access drive on Corsica Road was increased, it also increased the area of the original request. Therefore, a new public hearing is needed with the public notices mailed and stating the increased area of the request. No action is needed.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward the public hearing was closed.

**C. [16-0544](#)**

**Public Hearing and Possible Action on the City's Draft Comprehensive Plan ("Plan CC - Comprehensive plan 2035")**

Ms. Yankee gave a brief overview of activity that has taken place since the last public hearing for this item on May 18, 2016. After Staff's update, Vice Chairman Villarreal opened the public hearing.

Errol Sumerlin with the Citizens Alliance for Fairness and Progress addressed the Commission. He stated that the Alliance has not taken a position on the Plans adoption but they feel that the vision should not include any plans that would have a destructive impact on the northside neighborhoods of Hillcrest/Washington and Coles.

Judy Telge at 3554 Sante Fe Street, addressed the Commission and made comments regarding Americans with Disabilities Act and affordable housing.

Carolyn Moon at 4902 Calvin Drive addressed the Commission and made comments regarding her support of deannexation of areas south of Oso Creek and the environmental affects it may have.

Fred Braselton at 5337 Yorktown Boulevard addressed the Commission and made comments regarding Elements 3, 4 and 5.

With no one else coming forward, Vice Chairman Villarreal closed the public hearing. After comments and discussion by Commissioners concluded, Commissioner Crull made a motion to recommend approval of item "C" as presented by Staff to City Council. Commissioner Lippincott seconded and the motion passed.

**IV. Director's Report**

Dan McGinn, Interim Director Development Services, updated the Commission on action items which occurred at the August 9, 2016 City Council meeting.

**V. Items to be Scheduled**

None.

**VI. Adjournment**

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