



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, January 24, 2018

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 Ezell and Crull absent.

II. Approval of Minutes

1. [18-0135](#) Regular Meeting Minutes of January 10, 2018

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

III. Public Hearing Agenda Items

A. Plats

New Plats

Greg Collins, Development Services, read items "2 and 3" 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.

After Staff's presentation, the floor was opened for questions/comments by Commissioners. There being none, the public hearing was opened. With no one coming forward, Chairman Villarreal closed the public hearing and called for a motion. A motion to approve items "2 and 3" was made Commissioner Dibble and seconded by Commissioner Baugh. The motion passed.

2. [18-0136](#) 17PL1153
BARCLAY GROVE UNIT 11, BLOCK 1, LOTS 12, 13, & 14 (REPLAT - 2.4 ACRES)
Located east of South Staples Street and south of Corsica Road.
3. [18-0137](#) 17PL1152
CARIBBEAN VILLAGE, BLOCK 1, LOT 1 (FINAL - 7.0 ACRES)
Located east of Laguna Shores Road and south of Caribbean Drive.

Time Extension

4. [18-0146](#)

1013153-NP102 (13-20000018)

SOUTHLAKE APARTMENTS (PRELIMINARY - 42.59 ACRES)

Located south of Rodd Field Road between Brooke Road and Slough Road.

Mr. Collins read item "4" into record as shown above. He informed the Commission the plat was originally approved on November 13, 2013. The applicant is requesting a twenty-four month time extension. This is the second extension request for the plat. The original contractor for phase one went bankrupt during the construction process which substantially delayed its completion. This delay has had a domino effect on beginning phase two construction, which is expected to begin in the near future.

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 "4" was made by Commissioner Baugh and seconded by Commissioner Dibble. The motion passed.

Construction Waiver/ Lot & Acreage Fee Exemption Request

5. [17-1333](#)

17PL1067

STEPS TERMINAL, BLOCK 1, LOT 1 (FINAL - 189.15 ACRES)

Located west of Manning Road and north of SH 44. 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.

Ratna Pottumuthu, Development Services, read item "6" into record as shown above. The owner is proposing to develop a rail road terminal to receive and store refined products and Liquid Petroleum Gas (LPG). The Kansas City Southern Railroad mainline runs along the southern property boundary of the subject property. The potential Wasterwater Lot/Acreage Fees are approximately \$280,816.25.

Ms. Pottumuthu stated the closest wastewater manhole is located near the intersection of Clarkwood Road/Bark Street. The wasterwater manhole is approximately 1,600 linear feet from the subject property within the Allison Service Area Wastewater Collection System Master Plan. Approximately nine acres of the subject property is in the Allison Service Area. The remaining acreage of approximately 169.75 acres is located outside the Allison Service Area and the Greenwood WWTP Service Area Wastewater Collection System Master Plan. The wastewater infrastructure construction, if required by Planning Commission, will require a Wasterwater Master Plan amendment. She also presented the preliminary cost estimate, provided by the engineer, for the wastewater main construction which is estimated at \$2.7 million. Staff assesment of the request is that it meets the requirements for waiver of wastewater infrastructure construction per Section 8.2.7.A and an exemption from the Wasterwater Lot/Acreage fees per Section 8.5.2.G of the UDC.

After Staff's presentation the floor was opened for questions/comments by Commissioners. Chairman Villarreal questioned Staff to consider an alternate option to construct wastewater infrastructure along Bark Street, connecting to the nearest manhole (1,600 linear feet). For the alternate option, Chairman Villarreal stated the need for another cost estimate from the engineer for the wastewater main construction. After discussion concluded, Chairman Villarreal opened the public hearing. The engineer for the project, Ramiro Munoz at 1618 South Brownlee Boulevard, addressed the Commission to answer questions regarding the suggestion to consider the alternate option. Mr. Munoz stated he would need to discuss the option with his client.

With no one else coming forward, the public hearing was closed and Chairman Villarreal called for a motion. Commissioner Hovda made a motion to table item "5" to the Planning Commission meeting of February 21, 2018, so that Staff can further work with the engineer regarding the alternate option for wastewater construction. Vice Chairman Lippincott seconded and the motion passed.

B. Zoning

Continued Zoning

- 6. [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, addressed the Commission and stated that upon further discussion with the applicant, item "6" will need to be tabled. The preparation of amending the metes and bounds for the Special Permit are still underway. Vice Chairman Lippincott made a motion to table item "6" (date to be determined) and Commissioner Hovda seconded. The motion passed.

New Zoning

- 7. [18-0138](#) **Case No. 0118-01 - AEP Texas, Inc:** A change of zoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District. The property to be rezoned is described as Hearn Addition Annex, Lot 1, located on the north side of Hearn Road, west of Callicoatte Road, and east of Leopard Street.

Mr. Dimas read item "7" into record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. The purpose of the rezoning request is to maintain consistency with the adjacent parcel that is also owned by AEP Texas, Inc. and zoned "IH"

Heavy Industrial District. Currently, there is no proposed construction anticipated for this site. He informed the Commission that zero public notices were returned in favor or opposition of the change of zoning request. He also went over the zoning patterns for the surrounding area along with the UDC requirements for the change of zoning request. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Staff answered Commissioners' questions. Chairman Villarreal opened the public hearing and with no one coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "7" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed

8. [18-0139](#)

Case No. 0118-03 - Lowm, Inc: A change of zoning from the "CG-1" General Commercial District and "RS-6" Single-Family 6 District to the "RS-22" Single-Family 22 District. The property to be rezoned is described as being 13.63 acres out of Lots 1 and 2, Section 50, Flour Bluff and Encinal Farm and Garden Tract, located on the east side of Flour Bluff Drive, south of Glen Oak Drive, and north of Caribbean Drive.

Mr. Dimas read item "8" 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 a single-family subdivision consisting of 21 lots. The property is currently vacant and is a remaining "CG-1" General Commercial District and "RS-6" Single-Family 6 District tract, has never been developed, and is surrounded by the "RE" Residential Estate District. Due to the lack of direct access to the City's sanitary sewer collection system, a zoning change is proposed to the "RS-22" Single-Family 22 District.

Mr. Dimas informed the Commission that zero public notices were returned in favor or opposition of the change of zoning request. He also went over the zoning patterns for the surrounding area along with the UDC requirements for the change of zoning request. If the "RS-22" Single-Family 22 District is approved, any future development will require platting. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Villarreal opened the floor for questions/comments by Commissioners. Discussion took place regarding the Air Installation Compatibility Use Zones (AICUZ) and access to the City's sanitary sewer collection system.

After comments/discussion concluded, 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 "8" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed.

IV. Director's Report

Bill Green, Development Services, updated the Commission on the next City Council presentation of the proposed Annexation Policy. He also updated the Commission on City Council's action at the meeting of January 16, 2018 regarding the rezoning case for Lydia Rios (Case No. 1117-02).

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:15 p.m.