



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

---

Wednesday, May 3, 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 Hastings absent.

#### II. Approval of Minutes

##### 1. [17-0545](#) Regular Meeting Minutes of April 19, 2017

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

Renissa Garza Montalvo, Development Services, read items "2 & 3" 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, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2 & 3" was made by Vice Chairman Lippincott and seconded by Commissioner Crull. The motion passed.

- ##### 2. [17-0546](#) **17PL1006** WADE RIVERSIDE SUBDIVISION, BLK 4, LOT 1 AND 2 (PRELIMINARY - 13.036 ACRES) Located west of CR 73 and south of Northwest Boulevard (FM 624).
- ##### 3. [17-0547](#) **17PL1039** RUSSELL INDUSTRIAL AREA, BLOCK 7, LOT 1A (REPLAT - 6.88 ACRES) Located south of Baldwin Boulevard and north of Agnes Street.

### Time Extension

4. [17-0548](#)

**0716093-P038 (16-22000036)**

SHORELINE VISTA, BLOCK 10, LOT 1A (FINAL - 0.292 ACRES)

Located west of Flour Bluff Drive and north Antoinette Drive.

Ms. Garza Montalvo read item “4” into record as shown above. She informed the Commission the plat was originally approved on October 19, 2016 and this is their first extension request. The applicant is requesting an extension because they are currently working with AEP on relocating an existing electrical line necessary to close an existing utility easement that traverses the property.

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 Crull and seconded by Vice Chairman Lippincott. The motion passed.

B. Zoning

### Continued Zoning

5. [17-0387](#)

**Case No. 0317-03 - Bruce Callaway:** A change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District. The property to be rezoned is described as a 2.95 acre tract of land being the Easterly 205 feet of Lot Two (2), W. C. Lowery Park, a Subdivision of Corpus Christi, Nueces County, Texas, located along the south side of Gollihar Road east of the intersection with Kasper Street, east of Carroll Lane, and west of Weber Road.

Andrew Dimas, Development Services, read item “5” into record as shown above. He presented several aerial views of the subject property along with a site plan. He stated the purpose of the rezoning request is to allow for the construction of a mini-storage business. He informed the Commission that one public notice was returned in favor of the change of zoning request and zero notices were returned in opposition. Staff recommends denial of the requested change of zoning, and in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit (SP) with the following conditions:

1. Use: The only use allowed on the Property other than uses permitted in the base zoning districts is a mini-storage facility.

2 Hours of Operation: The hours of operation shall be limited from 7:00 AM to 10:00 PM. Activity within the mini-storage facility, except for routine employee activity, shall cease after 10:00 PM. A gated entry and security monitors for the mini-storage facility are required to be installed, remain in place, and maintained.

3. Lighting: All security lighting must be shielded and directed away from abutting residences, athletic fields, parks, and nearby streets. Cut-off shields

are required for all lighting. No light projection is permitted beyond the property line near all public roadways, athletic fields, parks, and residential development.

4. **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. Canopy trees of 2.5-inch caliper shall be planted every 30 feet on center within the buffer yard.

5. **Vehicular Access:** No vehicular access to or from Kasper Street.

6. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.

7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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.

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 "5" was made by Vice Chairman Lippincott and seconded by Commissioner Baugh. The motion passed with Commissioner Dibble abstaining.

### C. Text Amendment

#### 6. [17-0550](#)

Ordinance amending the Unified Development Code Section 2.3.2 *Establishment, Membership and Procedure* by adding a non-voting ex-officio Navy representative to the Planning Commission

Dan McGinn, Assistant Direct of Planning and Environmental and Strategic Initiatives, presented item "7". The Naval Air Station (NAS) Corpus Christi Joint Land Use Study (JLUS), adopted by City Council in 2013 as an element of the City's Comprehensive Plan, included a high priority recommendation to add a non-voting ex-officio Navy Representative to the Planning Commission.

The NAS Corpus Christi Joint Land Use Study recommended the addition of the Navy representative to the Planning Commission since the Planning Commission makes recommendations on zoning and final decisions on subdivisions that could greatly impact compatibility of development near Navy facilities. Having a representative on the Planning Commission will help ensure that there are clear and on-going communications with the City and the Navy concerning development decisions. While the City Charter, Chapter 5. Planning states that the Planning Commission shall have nine members, the Charter does not address or specifically forbid the establishment of non-voting ex-officio members.

Staff recommends approval of item "6". After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward the public hearing was closed. A motion to approved item "6" was made by Commissioner Dibble and seconded by Commissioner Crull. The motion

passed.

**D. Amendment to the Comprehensive Plan**

7. [17-0507](#) An Amendment to the Urban Transportation Plan deleting Bronx Drive located between Master Channel 31 Ditch and Yorktown Boulevard
- The Commission was informed that it was requested to table item "7". A motion was made by Commissioner Crull to table item "7" for a future Planning Commission meeting. The motion was seconded by Vice Chairman Lippincott and the motion passed.

**IV. Director's Report**

Julio Dimas, Interim Director of Development Services, informed the Commission of the option of having a workshop scheduled on May 31, 2017. The Planning Commission agreed that May 31, 2017 would work for them.

Ms. Garza-Montalvo informed the Commission of an upcoming American Planning Association seminar to be held on September 08, 2017.

Mr. McGinn informed the Commission on the upcoming Stakeholder meeting regarding the Proposed Annexation Policy on May 12, 2017.

**V. Items to be Scheduled**

None.

**VI. Adjournment**

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 5:50 p.m.