



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, July 12, 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 Commissioners Dibble and Vice Chairman Lippincott absent.

II. Approval of Minutes

1. [17-0851](#) Regular Meeting of June 28, 2017

A motion to approve item "1" was made by Commissioner Baugh and seconded by Commissioner Hovda. 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, 5, 6, 7 & 8" 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, 6 & 7" was made Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

A motion to approve items "5 & 8" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed with Commissioner Hastings abstaining from items "5 & 8".

2. [17-0852](#) **17PL1044**
BRIGHTON PARK ADDITION NO.3, LOT 1 (FINAL - 1.523 ACRES)
Located south of Brooke Road and east of Airline Road.

3. [17-0853](#) **17PL1060**
BUCKINGHAM ESTATES UNIT 1, BLK 2, LOTS 131 THRU 134
(REPLAT - 1.462 ACRES)
Located north of Yorktown Boulevard between South Staples Street

and Lipes Boulevard.

- 4. [17-0854](#) **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.

- 5. [17-0855](#) **17PL1005**
CAYO DEL OSO SUBDIVISION SECTION 2-5 & CAYO DEL OSO TOWNHOMES & CAYO DEL OSO SUBDIVISION SECTION 1, RESUBDIVISION NO. 1, BLOCK 7, LOT 1R & BLOCK 1, LOT 26R (PRELIMINARY - 37.59 ACRES)
 Located south of Oso Parkway and east of Rodd Field Road.

- 6. [17-0856](#) **17PL1068**
JOHNSON-GRINNAGE ADDITION, BLOCK 1, LOTS 1, 2, & 3 (FINAL - 1.18 ACRES)
 Located north of Buford Street and west of Staples Street.

- 7. [17-0857](#) **17PL1054**
CABANISS ACRES NO. 2, LOT 6 (FINAL REPLAT - 21.865 ACRES)
 Located south of Holly Road between State Highway 286 & Ayers Street.

- 8. [17-0859](#) **17PL1064**
ROGER'S SUBDIVISION, BLOCK 1, LOTS 1C (FINAL - 2.92 ACRES)
 Located north of Yorktown Boulevard and west of South Staples Street.

B. Zoning

New Zoning

- 9. [17-0858](#) **Case No. 0517-05 - Aruba Bay Resort, LLC:** A change of zoning from the "CR-1/IO" Resort Commercial District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay. The property to be rezoned is described as Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, located along the west side of Leeward Drive at the intersection with Aruba Drive, and north of Windward Drive.

Andrew Dimas, Development Services, read item "9" into record as shown

above. He presented several aerial views of the subject property along with the PUD layout and a master site plan. He stated the purpose of the rezoning request is to allow for the construction of planned community that will consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot. He informed the Commission that zero public notices were returned in opposition of the change of zoning request and two notices were returned in favor. Mr. Dimas also went over a table illustrating the deviations of minimum dimension standards. Staff finds that the proposed deviations are acceptable and the request has been approved by the Technical Review Committee (TRC).

Surrounding properties have been rezoned within the past thirteen years indicating a pattern towards high density residential and commercial development. The zoning pattern is in line with a PlanCC policy statement of creating urban villages and accommodating continuous growth. 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 item "9" was made by Commissioner Hovda and seconded by Commissioner Crull. The motion passed with Commissioner Hastings abstaining.

C. Text Amendment

10. [17-0883](#) Ordinance amending the Unified Development Code by revising Table 4.4.3.A "Residential Development (Two-Family and Townhouse districts)", subsection 5.2.14 "Self-Service Storage, Including Boat and RV Storage" and subsection 7.3.12.E "Tree of Palm Requirement"; and providing for severance, penalties, and publication.

Annika Yankee, Development Services, presented item "10" as shown above. She began with the first proposed amendment regarding townhouse lot design standards which is being amended by adding the word 'lot' to clarify that the minimum square footage applies to the square footage of the lot not the square footage of the building.

The second proposed amendment is in regards to Use Regulations for boat/recreational vehicle (RV) storage building height. Section 5.2.14.D "Self-Service Storage, Including Boat and RV Storage" is being amended to eliminate the building height limitation (currently set at 15 feet) in the Resort Commercial zoning districts to allow a taller building that can accommodate larger boats or recreational vehicles. The proposed amendment will also limit the height of lighting to 20 feet just as the former Zoning Ordinance did. The former Zoning Ordinance did not limit the height of boat and RV storage buildings, however, the former ordinance limited the height of any lighting to 20 feet in only in the "B-2A" Barrier Island Business District.

The third proposed amendment is to correct a typo. Section 7.3.12.E "Tree of Palm Requirements" is being amended to read "Tree or Palm Requirements". Staff recommends approval of the amendments.

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 "10" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

D. Presentation

11. [17-0867](#) Fiscal Year 2018 Capital Improvement Program (CIP) Budget - Review and Make Recommendations to City Council

Mark Van Vleck, Assistant City Manager, presented item "11" as shown above. He informed the Commission that an action is not needed for this item today. It will be presented again for recommendation/action at the next regularly scheduled Planning Commission meeting. Mr. Van Vleck apologized for the brevity in which it is being presented but explained that utility rates are being expedited and need to be set before the budget is put in place; utility rates are affected by the CIP. Staff is also determining which current projects can be funded with existing funds and which projects require additional bonds. Additionally, Mr. Van Vleck will be assisting the Commissioners understanding of how to get the most information from the data provided. Mr. Van Vleck continued the presentation with describing the program highlights and funding sources for each City department.

No action was taken on this item.

IV. Director's Report

- Memo Regarding Special Permits

- Update: "Acceptance of Improvements" (2 year Warranty Period) - Proposed UDC Amendment

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:47 p.m.