



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, November 16, 2016

5:30 PM

Council Chambers

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

A quorum was established with Commissioner Crull, Vice Chairman Villarreal and Chairman Ramirez absent.

#### II. Approval of Minutes

##### 1. [16-1331](#) Regular Meeting of November 02, 2016

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 and 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, Commissioner Lippincott opened the public hearing. J.E. Fuentes (no address given) addressed the Commission and stated he is the neighbor to Manning Acres, Lot 1. Mr. Fuentes had questions regarding how many homes would be in the proposed subdivision. He said he is not opposed if the property remains for its intended use. With no one else coming forward, the public hearing was closed. A motion to approve items "2 and 3" was made Commissioner Baugh and seconded by Commissioner Williams. The motion passed.

##### 2. [16-1332](#) BESSAR PARK, BLOCK 3, LOT 6-R (FINAL - 0.45 ACRES) Located east of Santa Fe and south of Louisiana Avenue.

##### 3. [16-1333](#) MANNING ACRES, LOT 1 (FINAL - 9.894 ACRES) Located north of Yorktown Boulevard and east of Roscher Road.

**Time Extension**

- 4. [16-1348](#) NUECES RIVER IRRIGATION PARK, BLOCK 1, TRACT 9, LOT 1, O.C.L. (FINAL- 16.17 ACRES)  
The subject property is located west of Interstate Highway 69 and south of County Road 52.

Ms. Garza Montalvo read item “4” into record as shown above. She informed the Commission that the plat was originally approved on October 08, 2014. This is the fourth time extension request for the project. The applicant is requesting a six month time extension due to the economic impact of the fall of oil prices.

After Staff’s presentation, Commissioner Lippincott opened the public hearing. Representing the owner, Chip Urban at 2725 Swantner Drive, addressed the Commissioners concerns regarding the applicant’s number of requests for an extension. With no one else coming forward, the public hearing was closed. A motion to approve item “4” was made Commissioner Dibble and seconded by Commissioner Hovda. The motion passed.

**B. Zoning**

**New Zoning**

- 5. [16-1334](#) **Case No. 1116-02 - Lu Keiu Thi:** A change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District. The property to be rezoned is described as Gardendale No. 2, Block 4, Lot 20-B and Lot 21. The property is located on the northwest corner of South Staples Street and Curtis Clark Drive.

Laura Sheldon, Development Services, read item “5” into record as shown above. Ms. Sheldon presented several aerial views of the subject property. She stated the purpose of the rezoning request is to demolish the existing improvements and redevelop the corner into a retail center, standalone restaurant, or bar. She informed the Commission that zero public notices were returned in favor or opposition. The proposed rezoning does not encroach past the established line of existing “CG-2” General Commercial District. The rezoning to “CG-2” General Commercial District would be consistent with existing uses fronting Staples Street. The Unified Development Code contains provisions that would protect neighboring residential property through the use of setbacks, screening, and cutoff lights. Staff recommends approval of the requested change of zoning.

After Staff’s presentation concluded, Commissioner Lippincott opened the public hearing. Representing the owner, Cliff Atnip at 358 University Drive, addressed the Commission. He stated they are proposing a retail center and by approving the "CG-2" General Commercial District, it will allow more leasing options for the buyer. He also feels the requested change of zoning is

consistent with the surrounding properties. With no one else coming forward, the public hearing was closed. A motion to approve item "5" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

C. [16-1251](#) **Utility Master Plans for Areas South of Oso Creek**

Staff informed the Commission that this item will not be presented today. No action was taken.

IV. [16-1295](#) **Discussion and Possible Action on the 2017 Planning Commission Meeting Calendar**

The Commissioners reviewed the calendar provided by staff with the following dates to be cancelled: May 31, 2017, November 29, 2017 and December 27, 2017. A motion to approve the 2017 Planning Commission meeting calendar was made by Commissioner Baugh and seconded by Commissioner Dibble. The motion passed.

V. **Director's Report**

Julio Dimas, Assistant Director of Development Services, updated the Commission on City Council action items which occurred on November 15, 2016.

VI. **Items to be Scheduled**

None.

VII. **Adjournment**

There being no further business to discuss, Commissioner Lippincott adjourned the meeting at 5:54 p.m.