



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, March 23, 2016

5:30 PM

Council Chambers

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

Absent - Fred Braselton

#### II. Approval of Minutes

##### 1. [16-0329](#)

Regular Meeting of March 09, 2016

A motion was made by Vice Chairman Villarreal to approve item "1" and seconded by Commissioner Baugh. 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 these plats satisfy all requirements of the Unified Development Codes (UDC) and State Law; the Technical Review Committee recommend approval.

##### 2. [16-0328](#)

**0116016-P010 (16-22000009)**

Gerlach Acres, Block 1, Lots 2, 3, 4, & 5 (Replat - 4.51 Acres)

Located south of Yorktown Boulevard and east of Waldron Road.

##### 3. [16-0330](#)

**0715091-P020 (16-22000025)**

Oliver's Estate Unit 1 (Final - 8.510 Acres)

Located south of Yorktown Boulevard and east of Northwind Drive.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed and he called for a motion. A motion was made by Commissioner Crull and seconded by Vice Chairman Villarreal that items "2" and "3" be approved. Motion passed.

### Time Extensions

Ms. Garza Montalvo read item "4" into record as shown below. She informed the Commission that plat was originally approved on October 21, 2015. This is the applicant's first request for a six-month time extension and Staff recommends approval.

4. [16-0334](#)

**0915125-NP096 (15-21000036)**

LA COSTA BUSINESS PARK (FINAL - 11.33 ACRES)

Located east of South Staples Street and north of Wooldridge Road.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. 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 Crull. Motion passed.

Ms. Garza Montalvo read item "5" into record as shown below. She informed the Commission that the plat was originally approved on March 11, 2015. This is the applicant's second request for a six-month time extension and Staff recommends approval.

5. [16-0335](#)

**0115015-NP010 (15-21000005)**

PORTO VILLAGEO UNIT 2 (FINAL - 35.83 ACRES)

Located east of State Highway 361 and north of Beachcomber Drive.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve item "5" was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. Motion passed.

Ms. Garza Montalvo read item "6" into record as shown below. She informed the Commission that the plat was originally approved on September 23, 2015. This is the applicant's first request for a six-month time extension and Staff recommends approval.

6. [16-0336](#)

**0415052-P010 (14-22000014)**

SCHANEN ESTATES WEST UNIT 13 (FINAL - 10.006 ACRES)

Located north of north of Saratoga Boulevard (SH 357) and west of Norchester Drive.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve item "6" was made by Commissioner Baugh and seconded by Vice Chairman Villarreal. Motion passed.

**B. Zoning**

**New Zoning**

Ms. Dolores Wood, Development Services, read item "7" into record as shown below. Ms. Wood presented several aerial views of the subject property. She informed the Commission that 11 public notices were mailed inside the notification area and 3 public notices were mailed outside the notification area; 2 public notices were returned in favor - one from outside the notification area and one inside the notification area. Staff recommends approval of the change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District; it is consistent with the Future Land Use Map and the Southside Area Development Plan.

**7. 16-0331**

**Case No. 0316-01 - May Dev., LP:** A change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District. The property to be rezoned is described as being Lot 6, Block 1, Bridgeport Landing, located along the east side of Lexington Road approximately 490 feet south of South Padre Island Drive (SH 358).

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve item "7" was made by Commissioner Lippincott and seconded by Commissioner Crull. Motion passed.

It should be noted that item "8" will be tabled to the next Planning Commission meeting to be held on April 06, 2016; no action was taken.

**8. 16-0332**

**Case No. 0316-02 - Alex Azali:** A change of zoning from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District. The property to be rezoned is described as being a 13.814 acre tract of land out of a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Wooldridge Road between Bevo Drive and Gold Star Drive.

Ms. Dolores Wood, Development Services, read item "9" into record as shown below. Ms. Wood presented several aerial views of the subject property. She informed the Commission that 85 public notices were mailed with zero public notices returned in favor nor opposition. Staff recommended approval of the change of zoning from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development with conditions.

**9. 16-0333**

**Case No. 0316-03 - Ocean Harbor II, LLC:** A change of zoning from

the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay. The property to be rezoned is described as being Lots 22, 23 and 24, Block 52, Padre Island Corpus-Christi Section B, located on the southeast corner of Leeward Drive and St. Bartholomew Avenue.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approved item "9" was made by Commissioner Hovda and seconded by Vice Chairman Villarreal. Motion passed.

### **C. Text Amendment**

Ms. Annika Yankee, Development Services, read item "10" into record as shown below. Ms. Yankee proposed various amendments to the Unified Development Code. The proposed text amendments are typos and definition clarifications to help facilitate the development code process:

**Game Processing:** After discussion between commissioners, it was agreed that the following condition be added, in addition to staff's recommendation: Game loading and unloading that is brought in through a front/public entrance needs to have a screening area and/or loading/unloading must be brought in through a back service entrance in a back alley.

**Platting:** This would be a change that would help expedite the administrative approval process for a replat that requires a dedication of a street or utility easement, it would not qualify as an administrative plat, it would be required to go through Planning Commission's review/approval. Dan McGinn, Interim Director of Development Services, added the Local Texas Government Code allows for minor plat processing. Some UDC Regulations are a little excessive, so this amendment would allow us to streamline the approval process of minor plats and in turn save the applicant about 2-4 weeks of time, if handled administratively. No drawbacks, since these are typically standard replats that meet UDC Codes – with no public improvements.

**Side and Rear Yards in Commercial Districts (setbacks):** Clarification regarding setbacks in commercial districts. Proposing to have the side and rear setbacks increased when next to a single or 2-family use property. When adjacent to residential uses, it requires a setback based on height according Section 4.2.8 C.

**Crematorium clarification:** Whether human or animal, as a principal use, are not allowed in residential/multi-family districts. The code currently allows for an animal crematory to be an accessory to an animal hospital, but a human crematory cannot be an accessory to a funeral home. Commissioner Crull's concern is inconsistency between the two. It was agreed that this part of this amendment can be revisited at a later time. Commissioner Hovda requested further research regarding potential health concerns between animal vs human crematoriums. Ms. Yankee stated the amendments presented today, is acceptable as discussed. Proposed revisiting the "accessory uses section" at a later date to discuss whether the board votes to leave these items in the accessories list or remove them. Chairman Ramirez requested an accurate count of these types of facilities in our city.

Clarification on the difference between a townhouse development vs condominium. This amendment also clarifies that a townhome must be built as one single unit from the ground up. It cannot be stacked, such as one unit on top of another.

Amendments regarding gas station canopies allows to extend to a 12 ft setback. The gas pumps are still required to be at 20 ft.

Amendment to Outside Storage: Proposing to change screening requirement from "all adjacent properties" to "adjacent, non-industrial use".

Amendment to Utility Easements (width of easements): Proposing the code to state "easements may be required on local street right of way as determined by the Technical Review Committee (TRC). The TRC is the group located at Development Services that reviews all plats before they are presented to the Planning Commission".

Major Utilities: Correcting the consistency issue in the Commercial Zoning District Use Chart. The chart was more restrictive in the Commercial Zoning District than in other zoning districts. The amendment states it will now be equal to the other districts and will be allowed with limitations.

Staff recommends approval.

10. [16-0337](#)

Ordinance amending the Unified Development Code by revising subsection 1.11.3 "Defined Terms", subsection 3.10.1.A "Minor Plat", table 4.4.4 "Multifamily Housing Types", tables 4.3.2, 4.4.2, 4.5.2 and 4.6.2 "Permitted Uses" for single family, multifamily, commercial, and industrial districts, respectively, table 4.5.3 "Residential Development Standards", table 4.5.4 "Nonresidential Development" standards, table 5.1.4.G "Retail Sales and Service", subsection 5.2 "Specific Standards" for game processing", subsection 5.3.2.C.1 "Fuel Pumps, Islands and Canopies", subsection 7.4.4.C "Outside Storage", subsection 8.2.3.A "Utility Easements" and subsection 3.12.1 "Applicability" for special use exceptions.

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve item "10" was made by Commissioner Hovda and seconded by Commissioner Baugh. Motion passed.

D. Presentation

Raymond Chong, Street Operations, presented item "11" as described below.

Proposed Amendment to Mobility CC – Adoption of the Corpus Christi Metropolitan Planning Organization Strategic Plan for Active Mobility (Phase 1: Bicycle Mobility Plan). The CCMPO's 2005 Bicycle and Pedestrian Plan is the current plan identifying the bicycle and pedestrian network adopted by the City. This ordinance amendment would modify Mobility CC by replacing the

CCMPO's 2005 Bicycle and Pedestrian Plan with the Strategic Plan for Active Mobility (Phase 1: Bicycle Mobility Plan).

Mr. Chong introduced Mr. Jeff Pollack, Director of the Corpus Christi MPO. Mr. Pollack gave the full presentation on this item. The MPO is a federally funded, transportation planning organization with regional focus on the urbanized portion of San Patricio and Nueces County. The Active Mobility Plan Vision is for the metropolitan area of the Coastal bend to be a place where walking and biking represent a viable, safe travel and recreational option for the residents and its visitors.

Phase 1 includes plans to: 1) Develop a cohesive, strategic network of bicycle facilities that accommodates a diversity of riders, 2) Enhance bicycle mode share for trips of all types, 3) Promote health and wellness through bicycling, and 4) Enhance safety for bicyclists.

Mr. McGinn added that staff is recommending to return with an amendment of The Best Practices Matrix. He recommended continuing with the routing of this item, but would like additional time to evaluate the list of items and return in a few months with an amendment to this section of the plan.

11. [16-0338](#)

**Discussion and Possible Action on the Strategic Plan for Active Mobility Phase 1 Bicycles, and Amending Mobility CC**

After City Staff's presentation, Chairman Ramirez opened the floor for public comment. There was (1) public comment made by: Andy Todman located at 5601 SPID. He stated he plans on meeting with the street committee and plans on including Mr. Jeff Pollack's recommendations. Plans to connect these bike routes with local RTA bus stops.

With no one else coming forward, the public hearing was closed and he called for a motion. A motion was made by Commissioner Hovda and seconded by Commissioner Crull that Item "11" be approved as staff recommended with the caveat of City staff's plans to return with an amended Best Practices Matrix. Motion passed

**IV. Discussion and Possible Action: Input on the Process to Review and Incorporate City Councilmember's comments into Plann CC.**

Ms. Annika Yankee, Development Services, read item "IV" into record.

Recap, this item was taken to City Council in November 2015, and staff will return to Planning Commission on April 20, 2016, to review the comments made by Council Members.

Staff is proposing to present all comments in the form of a matrix by element/chapter to make comments easier to read and work with. Plans are to provide edits to Commissioners (2) weeks in advance for their review prior to the Public Hearing at the Planning Commission meeting on April 20, 2016.

Legal confirmed that a motion is not needed in order to proceed with Staff's plans and recommendations.

**V. Director's Report**

Director's Report was given by Daniel McGinn, Interim Director of Development Services. Update: The Planning Commission Appointment will occur on the April 12, 2016, City Council Meeting.

**VI. Items to be Scheduled**

None

**VII. Adjournment**

There being no further business to discuss, the meeting adjourned at 7:50 pm