



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, May 18, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Absent - Commissioners Lippincott and Williams

II. Approval of Minutes

1. [16-0559](#) Regular Meeting of April 20, 2016

Motion to approve item "1", was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. The motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4 & 5" 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 Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 4 & 5" was made by Commissioner Baugh and seconded by Vice Chairman Villarreal. The motion passed.

2. [16-0537](#) **0416036-P016 (16-22000013)** Bakers Acres, Block 2, Lots 14A & 14B (Replat - 0.696 Acre) Located west of Division Road and north of Sentinel Drive.

3. [16-0538](#) **0316028-P013 (16-22000011)** Empire Subdivision, Block 1, Lot 1 (Final - 8.906 Acres) Located east of Cimarron Boulevard and south of Lipes Boulevard.

4. [16-0539](#) **0316026-NP014 (16-21000012)** Refinery Terminal Fire Company Tract Unit 2, Block 1, Lot 2 (Final - 12.64 Acres)

Located west of McBride Lane and south of Up River Road.

5. [16-0540](#) **0316029-NP016 (16-21000014)**
Wooldridge Creek Center, Block 2, Lots 1-JR, 2-JR & 1KR (Replat - 2.3 Acres)
Located north of Wooldridge Road and west of Patton Street.

Time Extensions

6. [16-0541](#) **0814112-NP091 (14-21000023)**
Nueces River Irrigation Park, Block 1, Tract 9, Lot 1 O.C.L (Final- 16.17 acres)
Located west of Interstate Highway 69 and south of County Road 52.

Ms. Garza Montalvo read item "6" into record as shown above. She stated the plat was originally approved on October 8, 2014. The applicant is requesting a six month time extension to allow more time to continue working on the project. This is the third time extension request for this project and Staff recommends approval.

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

7. [16-0542](#) **0415045-NP037 (15-21000016)**
JONES SHORELINE BUSINESS LOTS, LOT 1A (FINAL - 1.95 ACRES)
Located north of Born Street between South Water Street and South Shoreline Boulevard.

Ms. Garza Montalvo read item "7" into record as shown above. She stated the plat was originally approved on May 06, 2015. The applicant is requesting a six month time extension to finalize the design and construction documents. This is the second time extension request for this project and Staff recommends approval.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "7" was made by Commissioner Hovda and seconded by Commissioner Baugh. The motion passed

B. Zoning

New Zoning

8. [16-0543](#)

Case No. 0516-01 - Paisano Contractors, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map from medium density residential to commercial uses. The property to be rezoned is described as being 3.1 acres out of Lot 3, Section 8, Bohemian Colony Lands, and Lot 1B, Block 1, Crestmont Unit 11 (0.76 acre), located on the northwest corner of Masterson Drive and Kostoryz Road.

Dolores Wood, Development Services, read item "9" into record as shown above. Ms. Wood presented several aerial views of the subject property. She stated the purpose of the rezoning request is to allow for commercial uses but the applicant has no immediate development plans at this time. She informed the Commission that 22 public notices were mailed inside the notification area and three notices were mailed outside the notification area; no notices were returned in favor or opposition. The proposed rezoning is not consistent with the adopted Future Land Use Map but it is consistent with the Comprehensive Plan Policy Statement and the Southside Area Development Plan. Staff recommends approval of the requested change of zoning.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "8" was made by Commissioner Crull and seconded by Commissioner Hovda. The motion passed.

Presentation

9. [16-0544](#)

Review and Formulate Recommendations on the Proposed New 20-year Comprehensive Plan ("Plan CC - Comprehensive plan 2035")

Annika Yankee, Development Services, gave a presentation regarding the history of Plan CC and its current status. She also explained how the City Charter describes how to use the Comprehensive Plan.

After Staff's presentation, Chairman Ramirez explained to the public the steps the Commission will be taking on how their recommendations will be made. He said the Commission has reviewed Council Member's comments regarding the Plan. They will make recommendations whether to move forward and incorporate those comments into the Plan. The Commission will also be choosing which comments they feel need further discussion. After further discussion, they will then recommend whether to incorporate those comments as well. Chairman Ramirez opened the floor for public comment.

The following citizens addressed the Commission during the public hearing for item "9":

- Rich Milby at 4412 High Ridge Drive - Opposed
- Errol Summerlin from Portland, Texas, representing the Citizens Alliance for Fairness and Progress - Opposed
- Judy Telge at 3554 Sante Fe Street, representing Bay Area Smart Growth Initiative— In favor with the exception of the Chapman Ranch annexation
- Gloria Randall Scott at 1415 Sam Rankin Street, made comments regarding

the Northside/Hillcrest/Coles/Washington area

- Robert Gonzalez at 5901 Harvest Hill Road - Opposed
- James Stodder at 1938 Woodcrest Drive - Opposed
- Linda Stringer at 3410 Laguna Shores Road - Opposed
- Roy Hardy at 4011 West Vanderbilt Drive - Opposed
- David Owen at 214 Dolphin Place, made comments regarding Chapman Ranch

Ranch

- John Kelly at 3621 Austin Street, presented the Commission with recommendations
- Carolyn Moon at 4902 Calvin Drive - Opposed
- Debra Williamson at 25 Rock Creek Drive - Opposed
- Shirley Thornton at 1917 Woodcrest Drive - Opposed
- Homer Hernandez at 2618 Nimitz Street - Opposed
- Gretchen Arnold at 121 Atlantic Street – In favor with adjustments
- James Skorbarczyk at 714 Oriole Street - Opposed
- Andy Taubman at 5601 South Padre Island Drive - Opposed
- Rick Gomez at 5022 Bonner Drive - Opposed
- Marcus Haas at 4530 Driftwood Place - Opposed
- Laura Belevu at 10730 Atlanta Street - Opposed
- Paul Hickey 2926 Irma Drive - Opposed
- Roseanne Norman at 4629 Monette Drive - Opposed

With no one else coming forward, Chairman Ramirez closed the public hearing. Chairman Ramirez then asked for Staff to list the City Council comments from a matrix of comments they have chosen for further discussion. Staff recommends the following comments be pulled for further discussion: 19, 20, 22, 23, 52, 164, 170, 171, 174, 175, 176 (in comparison to Staff comment #35) and 186 (in comparison to Staff comment #6). Chairman Ramirez then asked the Commissioners for the comments they would like to suggest for further discussion. Commissioner Hovda pulled comment numbers 3, 4, 61, 63, 120, 122, 128, 182, 185 and 203; Vice Chairman Villarreal pulled comments 12 and 13. Commissioners Baugh, Braselton, Crull, Hastings and Chairman Ramirez did not select any of the Council member's comments for further discussion. A motion to approve the City Council's comments with the exception of item numbers 3, 4, 12, 13, 19, 20, 22, 23, 52, 61, 63, 120, 122, 128, 164, 170, 171, 174, 175, 176, 182, 185, 186 and 203 was made by Commissioner Hovda and seconded by Vice Chairman Villarreal. The motion passed. Due to time constraints, Chairman Ramirez tabled each of the comments specified above to be discussed at the next scheduled Planning Commission meeting.

At 7:30 p.m., Chairman Ramirez paused the meeting for a short recess. At approximately 7:45 p.m. the meeting reconvened. Further discussion took place regarding how to alleviate public concerns by making the Plan more clearly defined with respect to enforceability and creating more clarity as to what is considered a mandate versus a policy. Chairman Ramirez suggested to establish a subcommittee within the Commission to further determine which elements would be categorized as a vision/guiding principle/policy. The subcommittee's evaluation would then go through the same review process by the Commission and forwarded to City Council for recommendation. A motion to approve the creation of a subcommittee (with no more than three members) within the Commission to help clarify the intent of the Plan in general was made by Commissioner Hovda and seconded by Commissioner Crull. The motion passed with Commissioner Braselton voting "no".

IV. Director's Report

Interim Director of Development Services, Dan McGinn, updated the Commission on City Council actions that took place on May 17, 2016.

V. Items to be Scheduled

None

VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 8:15 p.m.