



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, June 15, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Absent - Commissioners Baugh and Lippincott

II. Approval of Minutes

1. [16-0669](#) Regular Meeting of June 01, 2016

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

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 6 & 7" 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, 6 & 7" was made by Commissioner Crull and seconded by Vice Chairman Villarreal. The motion passed.

2. [16-0658](#) **0316030-NP017 (16-21000015)**
TAYLORS BEST PLAZA, BLOCK 1, LOTS 1B & 2 (FINAL - 10.88 ACRES)
Located south of Northwest Boulevard (FM 624) and west of County Road 69.
3. [16-0659](#) **0416037-NP021 (16-21000018)**
LAGUNA VILLAGE P.U.D (FINAL - 3.00 ACRES)
Located east of Laguna Shores Road and north of Caribbean Drive.

4. [16-0660](#) **1516051-NP027 (16-21000021)**
VILLAGE BY THE BEACH 2, P.U.D (FINAL - 1.45 ACRES)
Located east of Leeward Drive and south of St. Bartholomew Avenue.

5. [16-0661](#) **0416039-P018 (16-22000016)**
PARKVIEW UNIT 2 (FINAL - 9.761 ACRES)
Located south of Holly Road and west of North Oso Parkway.

Ms. Garza Montalvo read item "5" into record as shown above. She stated the plat satisfies all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

For the record, Commissioner Braselton abstained from voting on item "5". 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 item "5" was made by Vice Chairman Villarreal and seconded by Commissioner Hastings. The motion passed.

6. [16-0662](#) **0516049-P024 (16-22000022)**
ROYAL CREEK ESTATES UNIT 7 (FINAL - 12.116 ACRES)
Located south of Excalibur Road and north of Oso Creek.

7. [16-0663](#) **0516047-NP025 (14-21000020)**
THE BEACON (REPLAT - 7.95 ACRES)
Located between State Highway 361 and Gulf of Mexico south of Sea Way Drive.

8. [16-0664](#) **0515049-P010 (15-22000019)**
NUECES GARDENS NO.2, LOT 49A & 49B (REPLAT - 6.34 ACRES)
Located south of Leopard Street and west of Starlite Lane.

Ms. Garza Montalvo read item "8" into record as shown above. She stated the plat satisfies 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 item "8" was made by Commissioner Crull and seconded by Commissioner Williams. The motion passed.

Wastewater Construction Waiver and Acreage Fee Exemption**9. [16-0665](#)****0515049-P010 (15-22000019)****NUECES GARDENS NO.2, LOT 49A & 49B (REPLAT - 6.34 ACRES)**

Located south of Leopard Street and west of Starlite Lane.

Request for a waiver of sanitary sewer infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2G of the UDC.

Ms. Garza Montalvo read item "9" into record as shown above. She presented several aerial views showing existing wastewater lines surrounding the subject property. The subject property, under plat consideration, does not comply with the UDC Section 8.2.7.B.1.d.ii, as sanitary sewer service is reasonably accessible to this property. Per UDC Section 8.2.7.B.1.d.ii, collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended in accordance with Subsection 8.2.7.A. The nearest service is approximately 400 feet away from the intersection of Mayfield Drive and Leonard Drive. Staff recommends disapproval of the waiver of sanitary sewer infrastructure construction and an exemption from the Wastewater Lot/Acreage Fees per UDC Section 8.2.7.B.1.d.ii and recommends the applicant extend the wastewater collection line per UDC Section 8.2.7.B.1.d.ii.

After Staff's presentation, Chairman Ramirez opened the floor for public comment. Murph Hudson, representing the applicant, at 2725 Swantner Drive, addressed the Commission. He feels that burdening the applicant with the cost of \$62,000 to connect to the wastewater line in order to develop a single-family lot is unreasonable. He does not think the lines are reasonably accessible and the calculations in the UDC are geared more towards multi lot development. He believes the property should be on a septic system which is what most other properties in the vicinity have. He also feels it should not be assumed that future development in the area will be zoned as "RS-6" Single Family 6 District.

With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. A motion to approve the applicants request for a Wastewater Construction Waiver and Acreage Fee Exemption for item "9" was made by Vice Chairman Villarreal and seconded by Commissioner Braselton. The motion passed with Commissioners Williams, Hovda and Crull voting "no".

Time Extension**10. [16-0666](#)****0815123-P030 (15-22000035)****RIVERBEND SUBDIVISION UNIT 1 (FINAL - 23.06 ACRES)**

Located south of Yorktown Boulevard and east of Rodd Field Road.

Ms. Garza Montalvo read item "10" into record as shown above. She stated the

plat was originally approved on December 02, 2015. The applicant is requesting a six month time extension to evaluate and determine lot pricing for the project. This is the first time extension request for this project and Staff recommends approval.

For the record, Commissioner Braselton abstained from voting on item "10". 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 "10" was made by Vice Chairman Villarreal and seconded by Commissioner Hastings. The motion passed.

B. Zoning

New Zoning

11. [16-0667](#)

Case No. 0616-03 - J.Z. Auto, LLC: A change of zoning from the "IL" Light Industrial District to the "CI" Intensive Commercial District. The property to be rezoned is described as Lots 15 and 16, Block 3, Chamberlin's Subdivision, located on the northwest corner of Agnes Street and 12th Street.

Dolores Wood, Development Services, read item "11" 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 reduce setback requirements in order to allow expansion of an existing auto repair and servicing shop. She informed the Commission that zero public notices were returned in favor or opposition. The "IL" District has setback requirements of 20-foot front and corner yards, five-foot side yards and a 10-foot rear yard, as opposed to the "CI" District which has no setback requirements. The applicant is proposing to expand its existing building, but with the limited area available on the site, the expansion can only occur toward the rear of the property and would need a zero-foot rear yard setback allowance. The rezoning to the "CI" Intensive Commercial District, a zoning district often applied to properties in the Downtown Area, would eliminate the rear yard setback requirement and allow expansion of the existing building. Heavy Vehicle Services are not allowed in the "CI" Intensive Commercial District but are allowed in the "IL" Light Industrial District. A Special Permit to allow some of the "heavy" repair uses could be used to allow the use on the site and mitigate any negative effects that could occur to nearby commercial businesses and future residential uses. Staff's opinion is that the vehicle service use at this location with some limited Heavy Vehicle Services would not decrease the residential desirability of this neighborhood. Staff recommends denial of the rezoning from the "IL" Light Industrial to the "CI" Commercial Intensive District and, in lieu thereof, approval of the "CI/SP" Intensive Commercial District with a Special Permit subject to the following conditions:

- The only uses authorized by this Special Permit other than those uses permitted by right in the "CI" Intensive Commercial base zoning district are the general repair of engines, transmissions, or radiators and the general repair or overhaul of air-conditioning systems, which are classified as "Vehicle Service, Heavy" uses.

- All operations must be conducted indoors, and

- The applicant has one year to submit a building permit application

After Staff's presentation, Chairman Ramirez opened the floor for public comment. Maria Diaz (no address given/did not sign-in) , addressed the Commission. Her only concern regarding the subject property is flooding. She inquired if the proposed project would cause any flooding onto neighboring businesses.

Michael Gunning at 738 Crestview, representing the applicant, addressed the Commission. Mr. Gunning made a few comments in support of the rezoning request and supports Staff's recommendation.

With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. A motion was made by Commissioner Crull, for item "11", to approve Staff's recommendation. Vice Chairman Villarreal seconded and the motion passed.

12. [16-0668](#)

Case No. 0616-04 - Strategic Investment Solutions, LLC: A change of zoning from the "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District. The property to be rezoned is described as 29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores Road.

Annika Yankee, Development Services, read item "12" into record as shown above. Ms. Yankee presented several aerial views of the subject property. She informed the Commission that two public notices were returned in opposition citing concerns for drainage issues. The proposed property is within the Flour Bluff Area Development Plan and consists largely of the former Flour Bluff Gas Plant. The applicant plans to demolish the remaining structures on the property and is proposing to develop a recreational vehicle park. While the Future Land Use Plan designates a large portion of the property for Light Industrial uses, the industrial designation was intended to recognize that the gas plant existed prior to adoption of the City Future Land Use Plan. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles would take advantage of the natural resource of the Laguna Madre. Even though the gas plant use is shown as Light Industrial on the Future Land Use map, the proposed use of the area as an RV Park should be considered as more compatible with the surrounding residential and commercial area and consistent with the intent of the Comprehensive Plan. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Commissioner Hovda and Chairman Ramirez made comments and concerns with regards to environmental, drainage and road issues. After comments by the Commission concluded, Chairman Ramirez opened the public hearing. John Kendall at 5866 South Staples Street,

representing the applicant, addressed the Commission. He said the owners have funds set aside for environmental clean-up efforts for potential pollutants. He also informed the Commission that as part of the Storm Water Quality Management Plan, they will be utilizing retention ponds to help with drainage concerns.

Keith Hansen at 331 Graham Road, addressed the Commission. He stated he is not opposed to the proposed project but has concerns regarding the existing roads to be serviced by the development. He also has pollution and drainage concerns. He would also prefer that developers be more proactive by conducting meetings with nearby property owners.

Daryl McIntyre at 337 Graham Road, addressed the Commission. Mr. McIntyre stated he is not opposed to the RV Park use. He suggested the development obtain access to/from Waldron Road. Mr. McIntyre submitted pictures showing how the surrounding area floods.

Toni McIntyre at 337, Graham Road, addressed the Commission. Ms. McIntyre would prefer that the development front Waldron Road rather than Graham Road. Ms. McIntyre stated she would prefer the open storage of boats allowed by right rather than an RV park's club house.

With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. More discussion took place regarding reconfiguration options of the development. With the concerns at hand, Vice Chairman Villarreal made a motion to table item "12" to the next scheduled Planning Commission meeting of June 29, 2016. Commissioner Hovda seconded and the motion passed.

IV. [16-0544](#)

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

Chairman Ramirez gave an update on the subcommittee and what they have accomplished thus far. He informed the Commission that Commissioner Hastings will not be able to continue as a member of the subcommittee due to work constraints so they will need to vote to elect another member. A motion was made by Chairman Ramirez to add Vice Chairman Villarreal to the subcommittee. Commissioner Hovda seconded and the motion passed.

V. **Director's Report**

Daniel McGinn, Interim Director of Development Services, gave an update regarding City Council actions taken at the June 14, 2016 meeting. He also informed the Commission that the Capital Improvement Program will be added to the agenda for the June 29, 2016, Planning Commission meeting.

VI. **Items to be Scheduled**

None

VII. **Adjournment**

There being no further business to discuss, Chairman Ramirez adjourned the

meeting at 7:45 p.m.