



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 7, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

A quorum was established with Commissioner Hovda absent.

II. Approval of Minutes

1. [16-1061](#) Regular Meeting Minutes of August 24, 2016

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

III. Public Hearing Agenda Items

A. Plats

New Plats

Julio Dimas, Assistant Director of Development Services, read items "3, 4, 5 and 6" into record as shown below. Mr. Dimas 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 public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "3, 4, 5 and 6" was made Commissioner Dibble and seconded by Commissioner Crull. The motion passed.

2. [16-1046](#) **0716087-P037 (16-22000035)** PADRE ISLAND- CC SECTION 4, BLK 221, LOTS 13A, 13B & 13C (REPLAT - 0.22 ACRES) Located west of Padre Island Drive (Park Road 22) and north of Encantada Avenue.

3. [16-1047](#) **0616068-P030 (16-22000028)** NORTHWEST CROSSING UNIT 8 (FINAL - 11.84 ACRES) Located west of Rand Morgan (F.M. 2292) and south of Leopard Street.

4. [16-1048](#) **0716086-P036 (16-22000034)**
ISLAND BAY TOWNHOMES PUD (FINAL - 0.23 ACRES)
Located east of Aquarius Street and south of Padre Island Drive (Park Road 22)
5. [16-1049](#) **0816094-P039 (16-22000037)**
CAYO DEL OSO SUBDIVISION, SECTION 1 (FINAL - 23.41 ACRES)
Located south of Oso Parkway and east of Rodd Field Road.
6. [16-1052](#) **0716082-NP049 (16-21000035)**
WILDCAT INDUSTRIAL PARK, BLOCK 2, LOTS 4, 5, 6, 7, & 9 (FINAL - 20.865 ACRES)
Located west of Southern Minerals Road and south of Leopard Street.

Time Extensions

7. [16-1053](#) **0315040-NP034 (15-21000014)**
FLOUR BLUFF ESTATES, BLOCK J, LOT 8A (FINAL REPLAT - 1.02 ACRES)
Located east of Waldron Road between Admiral Drive and Recreation Drive.

Mr. Dimas read item "7" into record as shown above. He informed the Commission that the plat was originally approved on February 24, 2016. This is the first time extension request for the project. The applicant is requesting a six month time extension as an easement closure needs to be recorded before the plat can be filed.

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 Baugh and seconded by Vice Chairman Villarreal. The motion passed.

8. [16-1054](#) **0115003-P001 (15-22000001)**
KING'S CROSSING UNIT 13, BLOCK 2, LOT 2 (FINAL - 2.13 ACRES)
Located south of Yorktown Boulevard and west of Loire Boulevard.

Mr. Dimas read item "8" into record as shown above. He informed the Commission that the plat was originally approved on February 11, 2015. This is the third time extension request for the project. The applicant is requesting a six month time extension as the subject property was in the process of being conveyed to a new entity. The conveyance is complete and the plat will be submitted for recordation soon.

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 "8" was made by Commissioner Dibble and seconded by Vice Chairman Villarreal. The motion passed.

09. [16-1055](#)

0116005-NP004 (16-21000002)

KALER ADDITION, BLOCK 3-B, LOT H-2R (REPLAT - 0.35 ACRE)

Located south of Interstate Highway 37 and west of Savage Lane.

Mr. Dimas read item "9" into record as shown above. He informed the Commission that the plat was originally approved on February 24, 2016. This is the first time extension request for the project. The applicant is requesting a six month time extension as the loan processing has not been finalized for the future development.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. For the record, Commissioner Hastings abstained from voting on item "9".

A motion to approve item "9" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed.

B. **Zoning**

New Zoning

10. [16-1056](#)

Case No. 0916-01 - Coastal Bend Grace House, Inc.: A change of zoning from the "CN-1" Neighborhood Commercial to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as 10329 Kingsbury Drive, described as Lot 4, Block 3, Hill Country Estates, located on the southeast corner of Kingsbury Drive and McKinzie Road.

Annika Yankee, Development Services, read item "10" into record as shown above. Ms. Yankee presented several aerial views of the subject property. She stated the purpose of the rezoning request is for a social service use. The applicant is proposing a transitional housing facility. A transitional housing facility is not considered a neighborhood commercial use.

The proposed transitional housing facility is designed for 10 women, a director, and a staff assistant. The program lasts for 9 months per resident with extensive programming. Each room will be occupied by two residents.

The subject property is currently vacant. North of the subject property, across Kingsbury Drive, is also vacant land zoned "RS-TF" Two-family District. South of the subject property is another vacant lot zoned "CN-1" Neighborhood Commercial District. East of the subject property is a low density residential use also zoned "RS-TF" Two-family District. West of the subject property is Tuloso-Midway High School zoned "RS-6" Single-Family 6 District which is a public/semi-public use.

Ms. Yankee informed the Commission that no notices were returned in favor or opposition. Staff feels that the social service use is less intense than some of the heavier uses permitted in the General Commercial Districts or

Neighborhood Commercial Districts. A transitional housing facility is more like a residential use than a commercial use and is appropriately located on the fringe of a neighborhood and on an arterial street among other commercial sites. General Commercial uses are not appropriate at this location due to insufficient street capacity (intersection of arterial and local streets) and adjacent to single-family uses. Staff recommends denial of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-1/SP" General Commercial District with a Special Permit and, in lieu thereof, approval of the "CN-1/SP" Neighborhood Commercial District with a Special Permit subject to the following conditions:

1. Uses:

The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a transitional housing facility, a social service. The facility shall not exceed the 10 beds. For the purposes of this section, a transitional housing facility is defined as a project that is designed to provide housing and appropriate supportive services to residents to facilitate their movement to independent living. Outreach support services are only for residents and shall be provided before 9pm. A single or two-family use is also permitted.

2. Fencing:

The property shall be required to have an 8-foot tall wood screening fence on east side of property from the face of the building to the rear property line and a 6-foot tall minimum wood screening fence along the rear property line.

3. Security:

The transitional housing facility located on the Property shall be monitored by staff at all times.

4. Landscaping:

Landscape requirements for the Property shall be in compliance with multi-family standards as outlined in the UDC. Shrubs should be planted on the eastern property line from the face of the building to the front yard setback to screen from visiting traffic.

5. Building Design:

The exterior façade of the building(s) shall compliment the style of dwellings on Kingsbury Drive in terms of materials and the building shall resemble a single-family dwelling.

6. Lighting:

Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.

7. Time Limit:

In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit has been submitted and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Upon inquiry from Commissioner Dibble, Ms. Yankee noted that a transitional housing facility is not a post- or alternative incarceration facility, which would not be allowed.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. The applicant, Keith Lawrence, addressed the Commissioners' questions. He informed them that the current Coastal Bend Grace House, consisting of four beds, has been operating for three years in the surrounding area of the subject property. He said their current facility is leased and the subject property was donated to them in 2014. He then went into detail regarding the application process for acceptance into the faith-based program. Mr. Lawrence stated that Grace House is not a detox facility and a drug test is required prior to moving in. Grace House does not accept applications from women who have been convicted of a violent/sex crime, nor does it accept applications from individuals who are on any kind of psychotropic medications. Grace House has strict rules with regards to curfew that the women must abide by in order to remain in the program. The women are not allowed to leave the property with out supervision. The women are supervised 24 hours a day and all communication that goes in or out of the facility is closely monitored. He also mentioned that he has met with the Superintendent of Tuloso-Midway Independent School District, Dr. Suzanne Nelson, to explain what Grace House entails and she is supportive of the project.

Anson Nash at 56 Virginia Hills, addressed the Commission. Mr. Nash is the Executive Director of the Corpus Christi Baptist Association and has close relations with Grace House. He explained how Grace House originated in San Antonio, Texas, and how they wanted to expand their organization in Corpus Christi. He stated Grace House has a high success rate and is beneficial to women who are looking to better themselves once released from a correctional institution. He asked the Commission to consider Staff's recommendation.

Mark Padilla at 10317 Kingsbury Drive, Maria Vela at 10302 Kingsbury Drive, Juan Guerra at 10318 Kingsbury Drive and Kris Orona at 10310 Kingsbury Drive addressed the Commission and all oppose the change of zoning request for the proposed transitional housing facility. They each have a concern for safety, especially in such close proximity to a school.

With no one else coming forward, the public hearing was closed. A motion to approve item "10" per Staff's recommendation was made by Commissioner Lippincott and seconded by Commissioner Dibble. The motion passed with Commissioner Hastings voting "no".

Continued Zoning

11. [16-1000](#)

Case No. 0816-02 - Christus Spohn Health System Corporation: A change of zoning from the "RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad to the "CI" Intensive Commercial District. The property to be rezoned is described as being a 22.46-acre tract of land encompassing Blocks I, IX, X, and XI, Ocean View Subdivision, Lot 4, Block IIA, Ocean View Addition, and Blocks A and B, Bay Front Terrace Addition, and portions of abutting rights-of-way on Ocean Drive, Ayers Street, Santa Fe Street, Second Street, Third Street, Elizabeth Street, and Morgan Avenue, located between Ocean Drive

and Santa Fe Street and between Morgan Avenue and Ayers Street.

Ms. Yankee read item "11" into record as shown above. She explained that this case was continued from the August 24, 2016 Planning Commission meeting to allow the applicant more time to further examine Staff's recommendation. Staff recommendation is denial of the change of zoning request to the "CI" Intensive Commercial District and approval of:

Tract 1: "CR-1/SP" Resort Commercial District with a Special Permit allowing a 10-foot minimum setback on Elizabeth Street and Ayers Street.

Tract 2: "CG-2/SP" General Commercial District with a Special Permit allowing a 15-foot setback on Santa Fe Street, a 10-foot minimum setback on Elizabeth Street and Ayers Street, and a zero-foot setback on Third Street.

After Staff's presentation Chairman Ramirez opened the public hearing. To help clarify questions regarding right-of-way and setback concerns, the applicant, Chip Urban at 2725 Swantner, addressed the Commission. With no one else coming forward, Chairman Ramirez closed the public hearing. A motion was made by Vice Chairman Villarreal to approve Staff's recommendation for item "11" as stated in the written report. The motion was seconded by Commissioner Baugh and the motion passed.

IV. Director's Report

Dan McGinn, Interim Director of Development Services, updated the Commission on City Council action items which occurred on September 06, 2016. He informed the Commission that Plan CC is scheduled for the first reading at City Council on September 20, 2016 and for the second reading on September 27, 2016. He also updated the Commission on the Urban Transportation Plan amendment regarding Oso Parkway which is planned for another presentation in October.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 7:00 p.m.