



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, January 25, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

The meeting was called to order by Chairman Ramirez and a quorum was established with Commissioners Dibble, Williams and Vice Chairman Villarreal absent.

II. Approval of Minutes

1. [17-0127](#) Regular Meeting Minutes of January 11, 2017

A motion to approve item "1" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

III. Public Hearing Agenda Items

A. Plats

Time Extension

Renissa Garza Montalvo, Development Services, read item "2" into record as shown below. She informed the Commission the plat was originally approved on January 14, 2015. This is the first time extension request for the project and the applicant is requesting a twenty-four month time extension. An application has been submitted and subsequently a revised application for a wet lands delineation from the United States Army Corps of Engineers. The owner is in the process of preparing contracts and a timeline for bidding.

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 "2" was made by Commissioner Lippincott and seconded by Commissioner Hastings. The motion passed.

2. [17-0148](#) **1214146-NP113 (14-20000014)** PORTO VILLAGEO UNITS 2, 3 AND 4 (PRELIMINARY - 37.11 ACRES) Located east of State Highway 361 and north of Beachcomber Drive.

B. Zoning**New Zoning**

3. [17-0128](#) **Case No. 0117-06 - Port City Pontiac-GMC, Inc:** A change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District. The property to be rezoned is described as Boulevard Acres Lots E2, G, and F2, located on the south side of South Padre Island Drive (State Highway 358) between Larcade Drive and Kostoryz Road.

Andrew Dimas, Development Services, read item "3" into record as shown above. He presented several aerial views of the subject property. He stated the purpose of the rezoning request is to allow for a vehicle sales dealership with an ancillary vehicle repair facility including a paint and body shop. The property has previously been a vehicle sales establishment with a vehicle repair facility for at least 30 years. He informed the Commission that zero public notices were returned in favor or in opposition. Mr. Dimas went over vehicle repair definitions in the Unified Development Code (UDC). Staff recommendation is denial of the change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District and, in lieu thereof, approval of the "CG-2" General Commercial District with a Special Permit (SP) with the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is "Vehicle Service, Heavy" as defined by the Unified Development Code (UDC). All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
2. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Saturday.
3. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
4. **Screening Fence:** A six (6) foot standard screening fence shall be installed or existing fence must have slats installed and maintained to provide a visual barrier between the vehicular storage yard/building and the surrounding neighborhood.
5. **Signage:** No signs are to be installed on Johanna Street except for the purposes of emergency or directional information.
6. **Loading/Unloading/Parking:** No loading or unloading of vehicles is allowed on a public street and must occur on-site. No parking is allowed at any time on Johanna Street.

7. Access: No access to or from Johanna Street is allowed except for emergency access.

8. Dumpster Screening: Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.

9. Other Requirements: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.

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

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff recommendation for item "3" was made by Commissioner Lippincott and seconded by Commissioner Baugh. The motion passed.

4. [17-0129](#)

Case No. 0117-07 - Oceanic Development, LTD: A change of zoning from the "RM-1" Multifamily District to the "CG-2" General Commercial District. The property to be rezoned is described as a 2.98 acre tract of land described as a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 28, Lots 1 and 2, located on the north side of South Padre Island Drive (Highway 358) between Rodd Field Road and Lexington Road.

Laura Sheldon, Development Services, read item "4" into record as shown above. She presented several aerial views of the subject property. She stated the purpose of the rezoning request is to develop a sales building, presentation area, and service building for pre-owned vehicle sales. She informed the Commission that zero public notices were returned in favor or in opposition. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Plan CC Future Land Use map. Commercial development is existing along South Padre Island Drive (Highway 358) and per the UDC, screening will be installed to protect Multi-Family developments. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff recommendation for item "4" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

C. Text Amendment

5. [17-0140](#)

Ordinance amending the Unified Development Code by revising subsection 4.6.2 to permit Social Service Uses in Heavy Industrial Districts; Amending the Unified Development Code by revising subsection 4.5.2 to allow social service use in Commercial Districts by

Special Permit; providing for severance; providing for penalty; providing for publication; and effective date.

Dan McGinn, Assistant Director of Planning and Environmental and Strategic Initiative, presented item "5". Per City Council direction during the November 15, 2016, Council meeting, Staff is proposing a UDC text amendment to expand the areas where a Social Service Use can be located. Social Service Uses are defined in the UDC as uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs (UDC Section 5.1.3.I). Staff recommends approval to amend the UDC to permit Social Service uses by right in the Heavy Industrial district and by Special Permit, requiring a public hearing process, in the commercial districts.

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 "5" was made by Commissioner Baugh and seconded by Commissioner Hastings. The motion passed.

D. Master Plan

6. [17-0144](#) Ordinance adopting the Wastewater Master Plan - South of Oso Creek, an element of the Comprehensive Plan of the City of Corpus Christi, Texas, by adding a lift station and a 12-inch gravity main south of the Oso Creek, and a 12-inch force main connecting to the Greenwood Wastewater Treatment Plant (WWTP); amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.
7. [17-0147](#) Ordinance adopting the Storm Water Master Plan - South of Oso Creek, located within the Oso Creek Basin, adding two drainage channels within the proposed service area; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.
- Mr. McGinn along with Gabriel Hinojosa with the Utility Department presented items "6" and "7" as shown above. Mr. McGinn briefly summarized the presentation that was also shown at the January 11, 2017, Planning Commission meeting. He turned over the presentation to Mr. Hinojosa to give an update on some of the technical changes that have been made. Mr. Hinojosa informed the Commission that the lift station has been moved further north than originally proposed with regards to the Wastewater plan. The gravity main size has been upgraded from 12 inches to 15 inches. He also stated that a sentence has been added to memo number four to read: "The lift station should be designed to accommodate future expansion."; there were no changes in costs to the developers. Mr. Hinojosa explained that there were no changes with regards to the Stormwater plan.
- After Staff's presentation, Chairman Ramirez opened the public hearing. Jimmy Dodson at 4222 FM 665 addressed the Commission. He stated that he does not own property in the proposed area for development but he is involved with the Corpus Christi Community Church that currently has a contract to purchase land within the proposed area. He would like to speak as a member of the

church and also as a committee member planning to build the church. He is not opposed to the proposed ordinance and believes it will have a positive impact. He wants assurance from Staff that they will proceed with out delay to develop the remainder of the area that was included in the original proposal.

Robert Gonzalez at 5522 Wooldridge Road addressed the Commission and believes that a diversity plan should have been performed before a presentation of a master plan. He feels that landowners of Mexican and Persian dissent were excluded from the proposed area. He feels the City should provide a plan that is responsible and equitable for all citizens in the area. He also believes that more growth is happening along Staples Street and that is where more focus should take place. He does not believe enough growth is taking place in the London Area to initiate the proposed ordinance. Mr. Gonzalez feels the City was not transparent as to why the acreage was drastically reduced from the original proposal; the City has not taken enough public feedback into consideration. He asked the City to table this item in order for a discussion to take place with landowners and stakeholders who were not initially contacted.

John Tamez at 823 Kinney Street addressed the Commission and is also asked to table this item for a future meeting date. Mr. Tamez stated he was not contacted by anyone from the City regarding the change in acreage size and feels there was a lack of transparency on the City's part. He feels his property was unfairly excluded when the change in acreage size occurred and wants to know what initiated the change.

Reagan Brown at 5830 McArcle Road addressed the Commission and shares many of the sentiments heard previously. Mr. Brown and his family have owned land for many years in the London area and expressed that they have maintained the land responsibly. He feels the City should do the same by developing the remainder of the land that was excluded in the most expiditious and proper way possible. He believes that a plan for this area is overdue and the area needs to be expanded beyond the original 5,000 proposed acres. He is in agreement that the Staples Street corridor is in critical need of planning but feels the need for planning in the London area is just as important.

Bert Qunitanilla at 309 Peerman Place addressed the Commission. Mr. Quintanilla is involved with the proposed sports complex that is intended to be located in the London area and gave some background information as to how the project originated. He stated the proppsed sports complex highly depends on the passing of the proposed ordinances and he asked that the Commission recommend to City Council approval with an amendment to reflect a progress timeline.

Bart Braselton at 5337 Yorktown Boulevard addressed the Commission. Mr. Braselton supports the Commission to move forward with the proposed ordinances He feels that it will lead to the investment of millions of dollars and also lower home prices. He believes that moving forward with the proposed ordiances will help proceed with developing a master plan for the rest of the excluded area south of Oso Creek.

With no one else coming forward for items "6" & "7", Chairman Ramirez closed the public hearing. Due to the expressed urgency during today's public comment, a suggestion was made by Commissioner Hovda for Staff to

periodically update the Commission on the plan to develop the remainder of land that was excluded. Mr. McGinn stated updates will take place since Staff is currently working on a matrix system which includes eight other area development plans with timelines that will help the Commission and City Council evaluate the areas most in need.

A motion was made by Commissioner Lippincott to approve items "6 & 7" with an amendment to update the language on the exhibit of the Wastewater plan to reflect the change of 15 inch gravity main instead of 12 inch gravity main. Commissioner Crull made the second motion. The motion passed.

IV. Director's Report

Julio Dimas, Interim Director of Development Services, reminded the Commission of the Ethics Commission letter that was submitted to them regarding conflicts of interest.

Mr. McGinn added that a draft plan for the North Beach area has been submitted by the consultant and it will be presented during an open house meeting to be held at City Hall, sixth floor from 5:30 p.m. to 7:30 p.m. on February 9, 2017.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Commissioner Lippincott adjourned the meeting at 7:15 p.m.