



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, March 8, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Ramirez called the meeting to order and a quorum was established with no absences.

II. Approval of Minutes

1. [17-0332](#) Regular Meeting of February 22, 2017

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

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 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 public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6 & 7" was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. The motion passed.

2. [17-0333](#) **0117001-P001 (16PL1021)**
KING'S CROSSING UNIT 21, THE VILLAGE AT KING'S CROSSING
(REPLAT - 6.06 ACRES)
Located west of Cimarron Boulevard and south of Oso Parkway.
3. [17-0335](#) **0117007-P002 (17PL1001)**
CIMARRON LAKE ESTATES, BLOCK 1, LOTS 26R AND 28R
(REPLAT - 0.507 ACRE)
Located east of Cimarron Boulevard and north of Yorktown Boulevard.

4. [17-0336](#) **17PL1018**
WEST'S LAGUNA MADRE PLACE, BLOCK A, LOT 5R (FINAL - 2.229 ACRES)
Located south of Glen Oak Drive and east of Debra Lane.
5. [17-0337](#) **0117009-P003 (17PL1003)**
FLOUR BLUFF ESTATES NO. 2, BLOCK 4, LOTS 21A & 21B (REPLAT - 0.3788 ACRES)
Located east of Military Drive and north of Claride Street.
6. [17-0338](#) **17PL1007**
RAND MORGAN VILLAGE, BLOCK 1, LOT 4 (FINAL - 12.746 ACRES)
Located south of Leopard Street and east of McKinzie Road (FM 3386)
7. [17-0334](#) **1016130-P050 (16-22000049)**
FLOUR BLUFF GARDENS UNIT 2, BLOCK 2, LOTS 2A & 2B (REPLAT - 2.06 ACRES)
Located east of Waldron Road and south of Don Patricio Road.

Wastewater Construction Waiver and Lot/Acreage Fee Exemption Request

8. [17-0341](#) **1016130-P050 (16-22000049)**
FLOUR BLUFF GARDENS UNIT 2, BLOCK 2, LOTS 2A & 2B (REPLAT - 2.06 ACRES)
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 8.5.2.G of the UDC for Flour Bluff Gardens Unit 2, Block 2, Lots 2A & 2B, located east of Waldron Road and south of Don Patricio Road.

Ms. Garza Montalvo presented item "8" as shown above. She presented an aerial view of the subject property including the plat and a utility plan. She showed the Commission where the two nearest manholes are located. Manhole #1 one has a depth of 6'4" and is considered insufficient for future development; manhole #2 has a depth of 15'3". Staff recommends approval of the wastewater infrastructure design and construction waiver request with the provision of regulatory compliant on-site sewage facilities; recommends for Planning Commission to endorse the approval to City Council the wastewater lot/acreage fee exemption request.

Julio Dimas, Interim Director of Development Services, added there have been two other requests for waiver/exemptions in the same general area as the subject property; gave some background information as to why both the waiver/fee exemption were granted for previous requests.

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's recommendation for item "8" was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. The motion passed.

B. Zoning

New Zoning

9. [17-0339](#)

Case No. 0317-01 - The Estate of W.R. Durrill: A change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District. The property to be rezoned is described as being a 1.823 acres out of 100 South Padre, Block 3, Lot 62, located on the north side of South Padre Island Drive (State Highway 358) between Investment Boulevard and Old Brownsville Road.

Andrew Dimas, Development Services, read item "9" 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 the construction of a hotel. He informed the Commission that one public notice was returned in favor and zero public notices returned in opposition. The proposed rezoning is compatible with PlanCC and the Westside Area Development Plan. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. The potential rezoning would not have a negative impact upon the surrounding businesses. 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 item "9" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

C. Presentation

10. [17-0342](#)

Affordable Housing on Infill Lots - Manufactured Homes

Andy Taubman at 15713 Cruizer Street, presented item "10". Mr. Taubman gave a similar presentation at the City Council meeting on February 21, 2017. For his proposal, Mr. Taubman is working with City Staff regarding a request for a change of zoning which will be presented at Planning Commission meeting in April. Mr. Taubman is proposing to utilize manufactured homes as a means for affordable housing in areas most in need of infill. He is proposing to build two homes, at his own expense and without subsidy, to demonstrate the viability of this approach and stated that his proposal can deliver manufactured, 3 bedroom/2 bath homes for \$75,000. Mr. Taubman provided information on the safety, aesthetics, and neighborhood suitability aspects associated with manufactured housing and good public policy results; an example of a site plan.

Commissioner Hovda suggested Mr. Taubman provide pictures/photographs to illustrate how the proposed manufactured home will be executed. She also stressed that Mr. Taubman provide more public outreach for

transperancey/understanding of his proposal.

Chairman Ramriez clarified that there is no public hearing required for this item. No action was taken.

IV. Director's Report

Mr. Dimas had nothing to report at this time. Chairman Ramirez took this time to announce that effective after today's meeting, he will be resigning as Chairman/member of the Planning Commission.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:30 p.m.