



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, March 22, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Vice Chairman Villarreal called the meeting to order and a quorum was established with Commissioners Dibble, Hovda and Hastings absent.

II. Approval of Minutes

1. [17-0380](#) Regular Meeting of March 08, 2017

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

III. Public Hearing Agenda Items

A. Plats

New Plats

2. [17-0381](#) **17PL1024** UNIVERSAL PLAZA (PRELIMINARY - 28.541 ACRES) Located east of Weber Road and south of Saratoga Boulevard.

Renissa Garza Montalvo, Development Services, read item "2" into record as shown above. Ms. Garza Montalvo 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, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "2" was made Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

Extension Requests

3. [17-0384](#) **0315040-NP034 (15-21000014)** Flour Bluff Estates, Block J, Lot 8A (Final - 1.02 Acres) Located east of Waldron Road between Admiral Drive and Recreation Drive.

Ms. Garza Montalvo read item “3” into record as shown above. She informed the Commission the plat was originally approved on February 24, 2016. This is the second extension request for the project and the applicant is requesting a six month time extension because they are in the process of relocating an existing gas line. There have been some unforeseen delays in this process. An easement closure was submitted for review and must be filed before the plat can be recorded.

After Staff’s presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item “3” was made by Commissioner Lippincott and seconded by Commissioner Baugh. The motion passed.

4. [17-0385](#)

0516049-P024 (16-22000022)

ROYAL CREEK ESTATES UNIT 7 (FINAL - 12.116 ACRES)

Located south of Excalibur Road and north of Oso Creek.

Ms. Garza Montalvo read item “4” into record as shown above. She informed the Commission the plat was originally approved on June 15, 2016. This is the first extension request for the project and the applicant is requesting a six month time extension because the applicant is in the approval process of public improvements, participation agreement and reimbursement agreement. The participation agreement and the reimbursement agreement will require City Council approval before the construction of public improvements can begin.

After Staff’s presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item “4” was made by Commissioner Baugh and seconded by Commissioner Williams. The motion passed.

B. **Zoning**

New Zoning

5. [17-0386](#)

Case No. 0317-02 - VA Kumar Enterprises: A change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District. The property to be rezoned is described as Surrey Place, Block 25, Lot 2, located along the north side of Tiger Lane and east of the intersection of Tiger Lane and Kostoryz Road.

Andrew Dimas, Development Services, read item “5” 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 operation of a vehicle sales establishment. He informed the Commission that zero public notices were returned in favor or in opposition.

The vehicle sales establishment is an illegal use in the “CN-1” Neighborhood Commercial District and has not ceased operation despite notification by code enforcement on February 08, 2017. On the subject property is a vacant retail space and half of a building that also contains a gas station/convenience store

with a drive thru window. The proposed vehicle sales business will prevent the existing convenience store from meeting the required number of parking spaces. Currently the drive thru window does not meet the required number of vehicle stacking spaces.

The properties to the north consist of a Mexican food restaurant with a drive thru window, a church, and an auto repair business. In 1999, the auto repair business applied for the "CG-2" General Commercial District. The change of zoning request was denied and, in lieu thereof, a special permit was granted. To the east is the parking lot for the church and the drive thru window for the restaurant.

Adding another use could add more traffic congestion to a busy intersection. The "CG-2" District opens the possibility of more intense commercial uses across the street from single-family residences. Staff recommends denial of the requested change of zoning.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. Representing the owner, Mark Simon at 4318 Holly Ridge Drive, addressed the Commission. Mr. Simon stated they were made aware of requesting a special permit as another option at an early assistance meeting but decided to move forward with the original request. He explained the business has approximately three customers per day. At the moment, all the vehicles have been removed and the lot is now vacant. The owner has contacted neighboring businesses and they do not have any objections to the proposed business. He believes there would be no increase in traffic. The proposed business would be closed on Sundays and will not interfere with the activities of the church nearby.

With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Lippincott recommending denial of the change of zoning request for item "5". The motion was seconded by Commissioner Baugh. The motion passed.

6. [17-0387](#)

Case No. 0317-03 - Bruce Callaway: A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District. The property to be rezoned is described as Lowery W.C. Park, Lot 2, located along the south side of Gollihar Road at the intersection with Kasper Street, east of Carroll Lane, and west of Weber Road.

Andrew Dimas informed the Commission this item will not be presented today as the applicant is still working with Staff regarding the conditions of a special permit. A motion was made by Commissioner Crull to table item "6" for a future Planning Commission meeting. The motion was seconded by Commissioner Lippincott. The motion passed.

7. [17-0388](#)

Case No. 0317-05 - Vishal Hotel, LP: 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 Byron Willis, Block 2-A, Lot I, less a portion to right-of-way, located on the south side of South Padre Island Drive (State Highway 358) between Oakhurst Drive and Flynn Parkway.

Laura Sheldon, Development Services, read item "7" into record as shown above. She presented several aerial views of the subject property. She stated the purpose of the rezoning request is to allow the construction of a hotel. She informed the Commission that zero public notices were returned in favor or in opposition. The proposed rezoning is compatible with PlanCC and the Southside 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, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "7" was made by Commissioner Lippincott and seconded by Commissioner Crull. The motion passed.

IV. Appointment of Temporary Chairman - Discussion and Possible Action

No action was taken on this item but the Commission agreed to add it to the next regularly scheduled Planning Commission meeting agenda of April 05, 2017, so an action can be taken when all Commissioners are present.

V. Director's Report

Julio Dimas, Interim Director of Development Services, updated the Commission on the City Council appointment of Sheldon Schroeder to fulfill the vacant position left by former Chairman, Philip Ramirez. He will be sworn in at the next City Council meeting in order to attend the April 05, 2017, Planning Commission meeting.

He also informed the Commission regarding the addition of an Ex-Officio member to the Planning Commission. This item will also be added to the agenda for the regularly scheduled Planning Commission meeting of April 05, 2017. As part of the JLUS/Navy study, a Navy representative would act as the Ex-Officio member who would only be able to give input and will not have an official vote.

Mr. Dimas was asked to give an update regarding the item of Affordable Housing/Manufactured Homes on Infill Lots which was presented at yesterday's City Council meeting. The Council was updated on where the proposal stands and discussion took place but no action was taken. Andy Taubman has submitted two zoning applications for this item which will be presented at the next regularly scheduled Planning Commission meeting of April 05, 2017.

VI. Items to be Scheduled

None.

VII. Adjournment

There being no further business to discuss, Vice Chairman Villarreal adjourned the meeting at 6:05 p.m.