



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, April 5, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Discussion and Possible Action Regarding the Appointment of a Chairman/Vice Chairman

Julio Dimas, Interim Director of Development Services, explained the protocol of appointing officers when a Chairman resigns. The Vice Chairman automatically fulfills the vacant Chairman position. Vice Chairman Villarreal will become Chairman and the Commission will take action to appoint a new Vice Chairman. These positions will remain in affect until August when a new term year begins and the Commission will once again take action to elect a new Chairman/Vice Chairman. A motion was made by Commissioner Crull to appoint Commissioner Lippincott as Vice Chairman and seconded by Commissioner Baugh. The motion passed.

III. Approval of Minutes

1. [17-0427](#) Regular Meeting of March 22, 2017

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

IV. New Plats with Public Hearing - Discussion and Possible Action

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 6, 7 & 8" 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 Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "2, 3, 4, 5, 6, 7 & 8" was made Commissioner Baugh and seconded by Commissioner Hovda. The motion passed with Commissioner Crull voting "no" for item "3".

2. [17-0428](#) **17PL1013** OCEAN DRIVE ADDITION, BLOCK 2, LOT 3R (FINAL - 0.358 ACRES) Located north of Ennis Joslin Road and north of Ocean Drive.

3. [17-0429](#) **17PL1010**
AIRLINE ESTATES (FINAL - 24.655 ACRES)
Located east of Rodd Field Road and north of Yorktown Boulevard.
4. [17-0430](#) **17PL1033**
100 SOUTH PADRE, BLOCK 3, LOTS 62A & 62B (REPLAT - 3.646 ACRES)
Located on the south of Enterprize Parkway between Opportunity Drive and Old Brownsville Road.
5. [17-0431](#) **0117006-NP005 (17PL1000)**
ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)
Located south of Corpus Christi Bay and north of Ocean Drive.
6. [17-0432](#) **17PL1020**
LEXINGTON INDUSTRIAL CENTER, LOTS 34A & 34B (FINAL REPLAT - 2.70 ACRES)
Located south of South Padre Island Drive (SH 358) and west of Flour Bluff Drive.
7. [17-0433](#) **17PL1021**
SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1 - 10 (FINAL - 18.248 ACRES)
Located west of Flour Bluff Drive and north of Yorktown Boulevard.
8. [17-0382](#) **17PL1025**
MOKRY ESTATES, LOTS 1 & 2 (FINAL - 4.878 ACRES)
Located east of CR 33 and north of FM 43. (Outside City Limits)

Wastewater Lot/Acreage Fee Exemption Request

9. [17-0440](#) **17PL1021**
SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1 - 10 (FINAL - 18.248 ACRES)
Located west of Flour Bluff Drive and north of Yorktown Boulevard. Request for an exemption from Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC.

Ms. Garza Montalvo read item "9" into record as shown above and presented an aerial view of the subject property including a wastewater collection system master plan. She informed the Commission that wastewater service is not available in the area. Staff conferred the option to the Commission of recommending approval to City Council for the fee exemption request. A

motion to approve item "9" was made by Vice Chariman Lippincott and seconded by Commissioner Baugh. The motion passed.

10. [17-0383](#)

17PL1025

MOKRY ESTATES, LOTS 1 & 2 (FINAL - 4.878 ACRES)

Located east of CR 33 and north of FM 43. (Outside City Limits).
Request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC.

Ms. Garza Montalvo informed the Commission that item "10" has been removed from the agenda and no action is needed.

V. [17-0342](#)

Manufactured Housing for Affordable Infill Development

Annika Yankee, Development Services, presented item "V" as shown above. It was pointed out that the presentaton is essentially the same presentation that was brought forth to City Council. Ms. Yankee stated that the purpose of the presentation is to identify Staff's questions/concerns regarding the concept of allowing manufactured homes on vacant lots in designated single-family neighborhoods. She went over the differences between site-built homes, modular homes and manufactured homes; the codes regulating manufactured homes. Ms. Yankee explained the zoning districts in which manufactured homes are allowed. She informed the Commission on the details of windstorm/construction standards; the foundation type. She provided photographs of Lynch Street and Central Street as examples to describe neighborhood charactor and posed the question if manufactured homes can aethetically fit in a neighborhood. Ms. Yankee brought up the concern of the possible effects manufactured homes can have on surrounding property values. She finished the presentation with ideas to be considered if the concept were to be developed into a city-wide program.

After Staff's presentation, the floor was opened for comments and discussion by Commissioners. Commissioners displayed concerns regarding deed restrictions, permits for repairs/remodels and inspections; windstorm insurance. The general sentiment was one that feels the idea is premature and needs more evaluation to answer the questions that were brought forth in the presentation. No action was taken.

VI. **New Zoning with Public Hearing - Discussion and Possible Action**

11. [17-0434](#)

Case No. 0317-04 - Kim Kitchen and Becky Kitchen: A change of zoning from the "IL" Light Industrial District to the "IL" Light Industrial District with a Special Permit for a cell tower. The property to be rezoned is described as Suntide Industrial Tract, Block 2, Lot 4, located on the east side of Suntide Road between Bearden Drive and Barrogate Drive.

Laura Sheldon, Development Services, informed the Commission that item "11" will not be presented today as the applicant withdrew the application.

12. [17-0435](#)

Case No. 0317-06 - Prosperity Bank: 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 a 0.629-acre tract

of land out of River Ridge Unit 2, Block 1, Lot 1A, as recorded in Volume 68, Page 509, Map Records of Nueces County, Texas, located on the west side of Hazel Bazemore Parkway(County Road 69) between Northwest Boulevard (Farm Road 624) and Riverway Drive.

Ms. Sheldon read item "12" into record as shown above. She presented several aerial views of the subject property and stated the purpose of the rezoning request is to allow for the construction of a medical building. She informed the Commission that zero public notices were returned in favor or in opposition. The proposed rezoning is consistent with PlanCC and the Northwest Area Development Plan. The proposed rezoning is harmonious with the commercial growth in the surrounding area; the potential rezoning would not have a negative impact upon the surrounding properties. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "12" was made by Vice Chairman Lippincott and seconded by Commissioner Hastings. The motion passed.

13. [17-0436](#)

Case No. 0417-01 - Fun Season, LLC - Series D: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home. The property to be rezoned is described as Mareta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard ,and south of South 19th Street.

Andrew Dimas, Development Services, read item "13" into record as shown above. He presented several aerial views of the subject property along with a site plan. The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) for a manufactured home. He informed the Commission that 6 public notices were returned in opposition and one public notice was returned in favor. Manufactured homes have not previously been allowed outside the "R-MH" Manufactured Home District. He informed the Commission that in comparison with the "RS-6" Single-Family District, the proposed PUD is in compliance with regards to density, setbacks, lot size, height, open space and driveway requirements. Mr. Dimas recited the following additional site provisions:

1. Design Elements: The structure must be a new manufactured home. In addition to the Master Site Plan, the structure must have engineered wood siding, operable/traditionally sized windows, central air and heat, a three tab shingle roof, and a permanent concrete perimeter foundation. No utility pole shall be allowed between the street and the front face of the structure. Additionally, the structure will be required to meet wind zone three standards.

2. Parking: The property must have a minimum of 2 standard off-street parking spaces (9 feet wide by 18 feet long). Tandem parking is permitted.

3. Driveway: A concrete, concrete ribbon, asphalt, or gravel driveway must be

installed.

4. Porches: A covered porch will be required over the front entrance to the structure.

5. Landscaping: Two canopy trees as identified within the species list of the Unified Development Code (UDC) must be installed in the front street yard and must be at least 2.5 inches in caliper size.

The PUD aesthetic requirements help address conformity with the general area. The manufactured home, however, does not precisely comply with the construction methods (i.e. building codes) under which the general area follow. Staff conferred to the Commission a recommendation to City Council for the change of zoning request.

After Staff's presentation, Chairman Villarreal opened the public hearing. Chairman Villarreal gave Andy Taubman, the applicant, an opportunity to speak first in order to respond to questions.

The following citizens addressed the Commission and expressed their opposition to the change of zoning request:

John Michael at 3117 Seafoam Drive
Caren Childers at 14330 Bluefish Street
Joe Lynch at 1133 O'Connell Street
Mike Leonard at 342 Clearview Drive
Judith at 317 Del Mar Boulevard
Garrett Dorsey 14878 Granada Drive
Cecilia Schofield at 1218 Jonnell Street

The following citizens addressed the Commission and expressed their support for the change of zoning request:

Rolando Garza, PO Box 352
Elan Emmanuel at 6006 Newmarket Drive
Terry Ray at 7514 Dr. Hector P. Garcia Drive
Bruce Wilson at 7013 Natchez Drive
Matt Lohmeier at 121 Naples Street
Greg Hackett at 416 Delaine Drive

With no one else coming forward, Chairman Villarreal closed the public hearing. Comments and discussion by Commissioners continued with regards to the validity of PUD conditions if the manufactured home were to be removed after the zoning change request was granted. It was stressed that if the change of zoning request is granted then the decision is permanent even though the applicant is considering this as a demonstrative project. The topic of precedence was also clarified by legal staff, Buck Brice. It was also clarified by Ms. Yankee that the Unified Development Code prohibits the use of a Special Permit for manufactured homes on single family lots.

A motion to deny the change of zoning request for item "13" was made by Vice Chairman Lippincott and seconded by Commissioner Hovda. The motion passed with Commissioner Schroeder voting "no".

14. [17-0445](#)

Case No. 0417-02 - Fun Season, LLC - Series C: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD"

Single-Family 6 District with a Planned Unit Development for a manufactured home. The property to be rezoned is described as Flour Bluff Center, Block 4, Lot 19, located on the east side of Central Street, south of South Padre Island Drive (State Highway 358) and north of Compton Road.

Andrew Dimas read item "14" into record as shown above. He presented several aerial views of the subject property along with a site plan. The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) for a manufactured home. He informed the Commission that 4 public notices were returned in opposition and the four public notices returned in favor were from the property owner, who is the applicant. Manufactured homes have not previously been allowed outside the "R-MH" Manufactured Home District. He informed the Commission that in comparison with the "RS-6" Single-Family District, the proposed PUD is in compliance with regards to density, setbacks, lot size, height, open space and driveway requirements. Mr. Dimas recited the following additional site provisions:

1. Design Elements: The structure must be a new manufactured home. In addition to the Master Site Plan, the structure must have engineered wood siding, operable/traditionally sized windows, central air and heat, a three tab shingle roof, and a permanent concrete perimeter foundation. No utility pole shall be allowed between the street and the front face of the structure.
2. Driveway: A concrete, concrete ribbon, asphalt, or gravel driveway must be installed.
3. Porches: A covered porch will be required over the front entrance to the structure.
4. Landscaping: Two canopy trees as identified within the species list of the Unified Development Code (UDC) must be installed in the front street yard and must be at least 2.5 inches in caliper size.
5. The structure will be required to meet wind zone three standards.

The PUD aesthetic requirements help address conformity with the general area. The manufactured home, however, does not precisely comply with the construction methods (i.e. building codes) under which the general area follow. Staff conferred to the Commission a recommendation to City Council for the change of zoning request.

After Staff's presentation, Chairman Villarreal opened the public hearing. The following citizens addressed the Commission and expressed their opposition to the change of zoning request:

Carmin Hill at 1233 Central Street
Buddy Seeds at 2213 Ivy Drive
Flo East at 1605 Yorktown Boulevard
Toben Hill at 1233 Central Street
Courtney Ross at 1238 Central Street
Steve Ellis at 3105 Seafoam Drive
James Skrobarczyk at 714 Oriole Street
Cecilia Schofield at 1218 Jonnell Street

John Michael at 3117 Seafoam Drive
Garrett Dorsey 14878 Granada Drive

The following citizens addressed the Commission and expressed their support for the change of zoning request:

Tobi Taubman at 5601 South Padre Island Drive
Rolando Garza, PO Box 352

Andy Taubman, the applicant, addressed the Commission once more and gave some appraisal values of improvements in the neighborhoods which he has researched by looking at the tax base. He stated that his analysis shows an average value of \$95,960 on Jonnell Street and \$70,606 on Central Street. He feels that his proposed projects are within that range. Upon hearing all the comments in opposition he expressed that the Commission will more than likely deny his request.

With no one else coming forward, Chairman Villarreal closed the public hearing. A motion to deny the change of zoning request for item "14" was made by Vice Chairman Lippincott and seconded by Commissioner Hastings. The motion passed.

VII. Director's Report

Julio Dimas informed the Commission of a stakeholder meeting on April 13, 2017 regarding the Parking Management Study and Strategic Plan for downtown Corpus Christi. There will be two sessions provided at 3:00 PM and 5:30 PM. He encouraged the Commission to attend.

VIII. Items to be Scheduled

None.

IX. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 9:00 p.m.