



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes Planning Commission

Wednesday, October 18, 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. Approval of Minutes

1. [17-1329](#) Regular Meeting Minutes of October 04, 2017

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

III. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

Ratna Pottumuthu, Development Services, read items "2, 3 & 4" into record as shown below. Ms. Pottumuthu 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 items "2, 3 & 4" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed.

2. [17-1330](#) **17PL1078**
CALLEN MIDDLE SCHOOL, BLOCK 1, LOT 1(FINAL - 27.15 ACRES)
Located south of West Redbird Lane and east of Cornett Drive.
3. [17-1331](#) **17PL1097**
OLIVER'S ESTATE UNIT 1 (FINAL - 8.508 ACRES)
Located south of Yorktown Boulevard and east of Northwind Drive.

4. [17-1332](#) **17PL1067**
STEPS TERMINAL, BLOCK 1, LOT 1 (FINAL - 189.15 ACRES)
Located west of Manning Road and north of SH 44.

Time Extension

5. [17-1334](#) **0115015-NP010 (15-21000005)**
PORTO VILLAGEO UNIT 2 (FINAL - 35.83 ACRES)
Located east of State Highway 361 and north of Beachcomber Drive.

Ms. Pottumuthu read item “5” into record as shown above. The Planning Commission originally approved the referred plat on March 11, 2015. This is the fifth time extension request. The applicant is requesting a six month time extension. Construction plans for the project were resubmitted to the City for review based on the approved Jurisdictional Determination per the United States Army Corps of Engineers on December 2, 2016. Based on this determination, Urban Engineering received authorization from the owner to update the construction plans in January. Construction plans were updated/resubmitted for review in February and the plans were approved on April 05, 2017. A meeting to discuss the approved wetlands location is pending the availability of all parties involved which may not be accomplished prior to the current expiration date.

After Staff’s presentation, Chairman Villarreal opened the public hearing. Representing the applicant, Xavier Galvan with Urban Engineering addressed the Commission to clarify any concerns and gave some background information for the project.

With no one else coming forward, the public hearing was closed. A motion to approve item “5” was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

B. Zoning

New Zoning

6. [17-1335](#) **Case No. 1017-02 - Rogerio and Maria Lopez:** A change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as a two acre tract of land out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Santa Olivia Street, west of Kostoryz Road and east of Ayers Street.

Beverley Lang, Development Services, read item “6” into record as shown above. She presented several aerial views of the subject property along with

the Existing and Future Land Use maps. She stated the purpose of the rezoning request is to allow for the construction of an insurance agency office. Ms. Lang also went over the zoning pattern for the surrounding area and the UDC requirements for the "CN-1" district. She informed the Commission that zero public notices were returned in opposition or in favor of the change of zoning request. 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 "6" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed

7. [17-1336](#)

Case No. 1017-03 - Trevino Mortuary Services, Inc: A change of zoning from the "CN-1" Neighborhood Commercial District to the "IL" Light Industrial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as Broadmoor Park, Block 5, Lots 19 thru 24 less portion to right-of-way, located on the east side of Niagara Street, north of Tarlton Street, and east of South Port Avenue.

Andrew Dimas, Development Services, read item "7" 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 installation and operation of a crematorium in addition to the existing funeral home. The subject property was rezoned from "RS-6" Single-Family 6 District to "CN-1" Neighborhood Commercial in 1998 for the purposes of a funeral home. Mr. Dimas went over the zoning pattern for the surrounding area and the UDC requirements for the proposed project. The property has an existing six foot wall which serves as the buffer yard requirement protecting the adjacent residential properties. He presented a site plan/building plan to show where the crematorium will be located.

Mr. Dimas also gave some background information regarding the function of the crematorium with regards to emissions. According to the technical data provided by the applicant, under normal operating conditions there will not be any smoke or odor. The emission levels are well below permissible levels. The crematorium will not be operating 24/7. Staff recommends denial of the requested change of zoning, and in lieu thereof, approval of the "CN-1" Neighborhood 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 "Crematorium" as defined by the Unified Development Code (UDC).
2. Hours of Operation: The hours of operation of the crematorium shall be daily from 7:00 AM to 10:00 PM.
3. Other Requirements: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. 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 Villarreal opened the public hearing. Bobby Trevino, owner of Trevino Funeral Home, addressed the Commission in support of his request. He stated the crematorium distributor, Matthews Environmental Solutions, also came to the meeting in case the Commission had any questions. With no one else coming forward the public hearing was closed. A motion was made by Commissioner Lippincott to recommend denial of the zoning change as requested by the applicant and approval of Staff's recommendation for item "7". The motion was seconded by Commissioner Hovda. The motion passed.

8. [17-1337](#)

Case No. 1017-05 - Hunt Enterprises, Ltd: A change of zoning from the "RM-3" Multifamily 3 District on Tract 1 and "CG-2" General Commercial District on Tract 2 to the "CG-2" General Commercial District on Tract 1 and "RM-3" Multifamily 3 District on Tract 2, resulting in a change to the Future Land Use Map. The property to be rezoned is described as 2.25 acres of out Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Corsair Drive, east of Rodd Field Road, and west of Blue Angel Street.

Laura Sheldon, Development Services, read item "8" into record as shown above. She presented several aerial views of the subject property. She stated the purpose of the rezoning request is for the construction of an assisted living complex with 96 units. She informed the Commission that zero public notices were returned in opposition of the change of zoning request and three notices were returned in favor. She also went over the UDC requirements and the zoning pattern for the surrounding area. The properties north of Rodd Field Road have a pattern of commercial uses and the properties to the south have residential uses. An assisted living complex would be an appropriate transitional use adjacent to the residential. Tract 2 would lessen the zoning intensity adjacent to the residential properties to the east. The proposed rezoning is compatible with PlanCC and is also compatible with the general character of the surrounding area. Staff recommends approval of the requested change of zoning on Tracts 1 & 2.

After Staff's presentation, Chairman Villarreal opened the public hearing. Representing the applicant, Murph Hudson with Urban Engineering at 2725 Swantner, addressed the Commission to clarify the construction plans on each tract. With no one else coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "8" was made by Commissioner Lippincott and seconded by Commissioner Schroeder. The motion passed.

IV. Director's Report

Bill Green, Interim Director of Development Services, updated the Commission on the vacant Commissioner position due to Frank Hastings resignation. The application deadline is November 07, 2017 and the chosen candidate will be presented at the November 14, 2017 City Council meeting for action. He also mentioned that Plat Review Comments would be included in the next Planning Commission meeting agenda.

V. Items to be Scheduled

None.

VI. Adjournment

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