



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes Planning Commission

Wednesday, November 1, 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 Vice Chairman Lippincott and Commissioners Baugh and Williams absent.

II. Approval of Minutes

1. [17-1390](#) Regular Meeting Minutes of October 18, 2017

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

- III. [17-1405](#) Discussion and Possible Action Regarding the 2018 Planning Commission Meeting Draft Calendar

The calendar was presented to the Commission for their review. No action was taken on this item and it will be brought brought back for final action at the regular Planning Commission meeting of November 15, 2017.

IV. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

Ratna Pottumuthu, Development Services, read items "2, 3, 4, 5, 6 & 7" 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, 5, 6 & 7" was made Commissioner Dibble and seconded by Commissioner Schroeder. The motion passed.

2. [17-1391](#) 17PL1023
WADE RIVERSIDE SUBDIVISION, BLOCK 1, LOT 1 (FINAL - 1.78 ACRES)
Located west of CR 73 and south of Northwest Boulevard (FM 624)

3. [17-1392](#) 17PL1100
 BAY VIEW No. 3, BLOCK 6, LOT 1R (FINAL - 2.42 ACRES)
 Located north of Morgan Avenue and east of Crosstown Expressway (SH 286)

4. [17-1393](#) **17PL1101**
 BELMONT PARK ADDITION, BLOCK 3, LOT 7R (FINAL - 1.28 ACRES)
 Located west of Ayers Street and south of Tarlton street.

5. [17-1394](#) **17PL1107**
 MORNINGSIDE, BLOCK 8, LOT 1R (FINAL - 0.244 ACRES)
 Located north of Texan Trail and west of Santa Fe Street.

6. [17-1395](#) 17PL1120
 THE VINEYARDS UNIT FOUR (PRELIMINARY - 15.45 ACRES)
 Located south of Saratoga Boulevard and east of Airline Road.

7. [17-1396](#) 17PL1123
 GEO J. MERRIMAN SUBDIVISION, BLOCK 6, LOTS 1-B & 4-B (REPLAT - 2.17 ACRES)
 Located east of Weber Road between Delphine Street and South Padre Island Drive.

B. Zoning

Continued Zoning

8. [17-0930](#) **Case No. 0717-01 - Alrich Enterprises Inc., D/B/A Richard Sanchez Motors and Ben L. Herndon, Jr.:** A change of zoning from the "ON" Neighborhood Office District and the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District. The property to be rezoned is described as Koolside, Block 6, Lots 24 and 25, less portion to right-of-way and Lot 26, located at the intersection of Airline Road and Gollihar Road, north of McArdle Road and south of South Alameda Street.

Andrew Dimas, Development Services, presented item "8" as shown above. Mr. Dimas stated the first public hearing for the case occurred on July 26, 2017 in which the case was tabled so Staff could discuss Special Permit conditions with the applicant. With the initiation of the Special Permit option, the submittal of a site plan is required. The case was tabled once more due to Hurrican Harvey. On October 29, 2017, the applicants lawyer submitted a letter requesting to table the case as they are currently working to submit a site plan that will determine how many vehicles (for sale) the property can accomodate along with parking spaces for employees.

Mr. Dimas informed the Commission that they have until January 26, 2018, to make a recommendation under the provisions of the UDC. If the Commission does not take action within six months, the case proceeds to City Council with a recommendation of denial of the rezoning request.

Discussion took place amongst Commissioners regarding possible dates to bring the case back for public hearing. A motion was made by Commissioner Crull to table item "8" to the next regular scheduled Planning Commission meeting of November 15, 2017. The motion was seconded by Commissioner Hovda. The motion passed.

9. [17-1274](#)

Case No. 0917-02 - Ardoin Inc: A change of zoning from the "CG-2/SP" General Commercial District with Special Permit to the "IL" Light Industrial District. The property to be rezoned is described as Suntide Industrial Park Block 2, Lot 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road.

Laura Sheldon, Development Services, read item "9" into record as shown above and presented several aerial views of the subject property along with a site plan. She stated the purpose of the rezoning request is to allow for the storage, sale and maintenance of storage containers. The case was brought to Development Services as a code violation. The original special permit specifically describes the use for oil field related equipment. She informed the Commission that two public notices were returned in opposition of the change of zoning request and six notices were returned in favor. She also went over the zoning patterns for the adjacent properties and UDC requirements. A 15 foot buffer for redevelopment and a 20 foot buffer for new development along the northern portion of the property abutting the residences are required. A site visit found this use disruptive to the neighborhood due to the amount of dust generated; the applicant will need to work with staff to develop a yard solution to provide dust control. Staff recommends approval of the requested change of zoning as it is compatible with the Future Land Use Map and Plan CC.

After Staff's presentation, Chairman Villarreal opened the public hearing. Representing the owner, Jacob Glaze at 765 The City Drive, addressed the Commission. He assured the Commission that they are making efforts to comply with the buffer requirements; the city noise ordinance will provide protection to the neighborhood for allowable decibels during hours of operation. He informed the Commission that the lease contract for the property is ten years. He also stated that they have hired a geotechnical firm for recommendations to resolve the dust issue.

Martin Flores at 1909 Tawakoni Street, addressed the Commission. He stated he is not in favor or in opposition of the rezoning case but does have complaints with regards to noise and the dust that is created by the trucks.

With no one else coming forward the public hearing was closed. Commissioner Crull expressed concerns regarding a full change to the Light Industrial District and feels it can lead to other less restrictive uses. A motion to approve Staff's recommendation for item "9" was made by Commissioner Dibble and seconded by Commissioner Schroeder. The motion passed with Commissioner Crull voting "no".

C. Master Plan

10. [17-1398](#) Wastewater Collection System Master Plan Amendment for OSO W.R.P. Service Area Sub Basin SPA 30 for Flour Bluff and Encinal Farm and Garden Tract 17.87 acres out of Lot 13, Sec 25

Ms. Pottumuthu read item "10" into record as shown above. She presented several aerial views of the subject property showing the location along with the Wastewater Collection System Master Plan for Lift Station No. 13. The subject tract is currently situated within the Lift Station # 13 internal boundary. The wastewater collection system described does not currently exist and there are no easements dedicated for the installation of the collection system. The purpose of the amendment is to realign the planned collection line shown in the Wastewater Collection System Master Plan OSO W.R.P, Service Area Sub Basin SPA 30. The developer is proposing an amendment to the adopted SPA 30 wastewater master plan which will allow the subject tract to be served by the Airline Lift Station collection system instead of the Lift Station 13. Staff recommends approval of the proposed Wastewater Collection System Master Plan amendment.

After Staff's presentation Commissioner Crull voiced his concerns regarding the inadequate depth of a proposed manhole on the property that extends toward Yorktown Boulevard. He also asked why a 15" trunk main line that extends toward Slough Road does not exist. Ms. Pottumuthu stated the developer is present and can answer questions with regards to the project.

After comments/questions by Commissions ended, Chairman Villarreal opened the public hearing. Engineer of record for the project, Juan Perales, addressed the Commission. He stated that they plan to raise the ground elevation by way of fill methods as a solution to the manhole depth. Mr. Perales further assured the Commission that the property will be developed properly as the project still needs to go through the platting and zoning processes. The proposed amendment is the first step towards the development of the property.

There being no one else coming forward, the public hearing was closed. A motion was made by Commissioner Crull to approve Staff's recommendation for item "10" and it was seconded by Chairman Villarreal. The motion passed.

11. [17-1401](#) Ordinance amending the City of Corpus Christi (the "City") Comprehensive Plan by amending the City's Water Distribution System Master Water Plan in the London Area and around the intersection of Crosstown Expressway (SH 286) and FM 43.

Ms. Pottumuthu read item "11" into record as shown above. She presented several aerial views of the subject property showing the location along with the existing master plan from 1987. The purpose of this item is to update the City's Water Master Plan for the London Area and adjust the plan based on the as-built location of transmission mains.

The proposed amendments involve: Adjusting the location and size of the existing 48" transmission main; Updating the line size required on SH 286 south of the Oso Creek; Adding the 16" transmission main on FM 43 west of SH 286; Require a 12" grid main along County Road (CR) 33. The following objectives achieved will be: Facilitate the development of an adequate water grid system; Facilitate orderly development; Improves water quality and pressure; Update the plan to reflect existing conditions. Staff recommends approval of the proposed amendment.

After Staff's presentation, Commissioner Crull questioned Staff regarding which lines in the area exist/do not exist. Previous ordinances were adopted earlier this year for wastewater/storm water master plans in this area. Commissioner Crull asked Staff for a status update/schedule on those ordinances.

After comments/questions by Commissioners ended, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Crull to approve Staff's recommendation for item "11" and Commissioner Dibble seconded. The motion passed.

D. Presentation

12. [17-1397](#)

Short Term Rentals

Mr. Dimas read item "12" into record as shown above and stated the presentation is in preparation for a future zoning case (with a Special Permti) to be scheduled for a public hearing. He began by explaining the UDC definitions of Short Term Rentals (STR)/Bed and Breakfasts (BnB) and their differences. Currently, Corpus Christi does not have a short term rental ordinance in the UDC (only definitions) citing regulations. He mentioned other cities with Short Term Rental ordinances and described which cities have more or less restrictive regulations. He explained the regulations with regards to permitting factors and enforcement. He informed the Commission that there are roughly 300 AirBnB listings in the Corpus Christi area which are located in some single-family homes, accesory units or apartment complexes. Mr. Dimas finished the presentation with issues/conerns that can stem from short term rentals. He stated the Texas Senate Bill 451, prevents cities from banning short-term rentals and their ability to write ordinances restricting/narrowing the practice. Staff anticipates that the initial process for drafting a short term rental ordinance for Corpus Christi will be early next year. No action was taken on this item.

V. Director's Report

Bill Green, Interim Director of Development Services, informed the Commission of the rescheduled Stakeholders meeting regarding the proposed Annexation Policy. The meeting will be held on November 10, 2017 at 9:30 a.m.

VI. Items to be Scheduled

None.

VII. Adjournment

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