



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, February 21, 2018

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with Commissioner Hovda absent.

#### II. Approval of Minutes

##### 1. [18-0238](#) Regular Meeting of February 07, 2018

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

#### III. Public Hearing Agenda Items - Discussion & Possible Action

##### A. Plats

##### New Plats

Greg Collins, Development Services, read items "2, 3 & 4" into the record as shown below. Mr. Collins 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, the floor was opened for comments/discussion by Commissioners. Commissioner Crull, along with Commissioner Williams, raised a concern for item "2" regarding the 150 foot driveway spacing requirement in the Oso Parkway Master Plan. Mr. Collins stated the UDC and the Oso Parkway Master Plan are in conflict with regard to the driveway spacing requirement. He referenced Section 7.1.7A (Note No. 4) of the UDC which states that for a "parkway" designation (P1), there are no spacing requirements. Mr. Collins stated that moving forward, the Oso Parkway Master Plan will be reasserted and the UDC will need to be amended for alignment with the Oso Parkway Master Plan; approving item "2" would not set a precedent. Buck Brice, City Attorney, reminded the Commission that the UDC is a regulatory document and a "master plan" is more of a guiding document. For item "3", Commissioner Crull made a suggestion to close San Javier Street since there are no driveways.

After all comments/discussion concluded, 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 Vice Chairman Lippincott and seconded by Commissioner Baugh. The motion passed.

2. [18-0239](#)                      **17PL1154**  
ROYAL CREEK ESTATES UNIT 8 (FINAL - 10.54 ACRES)  
Located east of Cimarron Boulevard and north of Oso Parkway.
3. [18-0240](#)                      **17PL1156**  
VISTA HERMOSA SUBDIVISION PHASE IV, BLK 1, LOTS 2&3 (FINAL - 5.15 ACRES)  
Located east of Richter Street and north of Holly Road.
4. [18-0241](#)                      **18PL1004**  
PADRE ISLAND CORPUS CHRISTI POINT TESORO UNIT 4, BLK 22, LOTS 13B & 14A (REPLAT - 0.328 ACRES)  
Located south of Whitecap Boulevard and east of Dasmarinas Drive.

B. **Zoning**

**Continued Zoning**

5. [18-0036](#)                      **Case No. 1117-01 - GMG Partners, LP:** A "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit for Resource Extraction, The Special Permit is requested to allow the extraction of sand and gravel. The property to be rezoned is described as being a 34.622 acre tract out of Lot 1, Block 10, of the J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 44).

Andrew Dimas, Development Services, read item "5" into the record as shown above. He informed the Commission the case was last presented to them on January 24, 2018 and it is for the purpose of extending the time limit of the Special Permit (original Special Permit approved in May 2015); the applicant has submitted a revised metes and bounds description of the work area. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He informed the Commission that two public notices were returned in opposition to the request and zero notices were returned in favor. He also went over the zoning patterns for the surrounding area. Mr. Dimas listed the conditions of the original Special Permit. Staff recommends approval of the requested time extension of 36 months (3 years) for the Special Permit.

After Staff's presentation, the floor was opened for comments/discussion by Commissioners. Commissioner Schroeder had a question regarding condition number "5" of the Special Permit. After all comments/discussion concluded, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "5" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed.

**C. Text Amendment**

6. [18-0242](#) An ordinance amending the Unified Development Code (UDC), section 3.3.5, adding delinquent taxes as a review criterion for zoning map amendments.

Mr. Dimas presented item "6" and stated Section 3.3.5 of the UDC would be amended to add line item "E". The purpose of this item is to permit delinquent taxes as a review criteria for zoning map amendments. He informed the Commission that this review criteria is currently part of the plat application process as well. Staff gave background information as to how the amendment originated by way of City Council direction. The information of delinquent taxes, etc. would be provided in the rezoning Staff report for the Planning Commission's consideration/recommendation and subsequent City Council consideration/action.

After the presentation, Staff responded to Commissioner questions such as the impending issue of setting a precedent. After comments/discussion by Commissioners concluded, Chairman Villarreal opened the public hearing. Murf Hudson with Urban Engineering at 2725 Swantner Street, addressed the Commission and expressed the need for stakeholder/community outreach before an action is taken on the proposed amendment. He said there was no prior notification given of the proposed amendment for community feedback and suggested to table the item for the opportunity to do so. With no one else coming forward, the public hearing was closed. Vice Chairman Lippincott made a motion to table item "6" and Commissioner Dibble seconded. The motion passed.

**D. Planning & Environmental and Strategic Initiatives (ESI)**

7. [18-0243](#) Ordinance adopting a new specific plan for the City of Corpus Christi titled "The North Beach Redevelopment Initiative".

Dan McGinn, Director of Planning & Environmental and Strategic Initiatives (ESI), along with Keren Costanzo, Senior City Planner, presented item "7". Mr. McGinn stated the conceptual plan began as a result of the future Harbor Bridge relocation and the challenges created by the changing traffic patterns and development opportunity in the area. The City engaged Gateway Planning as consultants to lead this effort and work with the impacted stakeholders in the North Beach community. The initial presentation was last given to the Commission in April 2017 and then in August 2017 to City Council. Further work took place on the plan with Council input and "Alternative 2" was modified. The current plan was presented on February 15, 2017, at an open house with over 130 people attending.

Mr. McGinn went over several slides of the presentation which detailed "Alternatives 1 & 2" and organized each alternative into north, center and south sections. He listed the Capital Improvement projects which were also organized into north, center and south sections. He stated the Capital Improvement projects are achievable in both alternatives. He stated that in the proposed Bond 2018, City Council added line item funding sources for improvements to Beach Avenue (\$800,000) and for North Beach Access (\$2

million). Also, Council has asked Staff to move forward to examine the possibility of a Tax Increment Reinvestment Zone (TIRZ) to be a possible funding source for future North Beach bond projects. In response to Commissioner questions, Staff discussed traffic flow and circulation.

Concluding the presentation, Mr. McGinn gave the Commission poll results from the open house meeting which ranked near/mid/long term projects with the highest priority. Planning and ESI staff recommend adoption of the North Beach Redevelopment Initiative.

After Staff's presentation the floor was opened for comments/discussion by Commissioners. Commissioner Schroeder raised a concern regarding the proposed canal and felt it may not be within a feasible cost valuation. Mr. McGinn stated the first step is having the community/investors embrace the concept of the plan and then Staff would perform feasibility studies to determine if the major projects can be executed. Commissioner Schroeder also addressed how he would have liked the plan to convey the character of how the North Beach community is developed with elevated, occupied space due to the flood plain. Since a significant part of North Beach is developed this way, he felt aesthetics, pedestrian walkability/bicycling and interaction are compromised due to ground level parking. Ms. Costanzo added that design guidelines for North Beach can be incorporated, much like Padre Island, which has a Tax Increment Reinvestment Zone as well. Another option could be to add an "overlay" in the UDC for the North Beach area to help facilitate/promote street life.

After comments/discussion by Commissioners concluded, the public hearing was opened. Dennis Patel at 202 Kleberg Place addressed the Commission and felt that public safety is an important concern since there has been swimming fatalities. He said that passing ships in the bay create sizeable wake swells. He suggested that the use of spoil islands could be helpful due to the widening ship channel and could also address erosion.

Carrie Robertson Meyer at 4401 Gulf Breeze Boulevard, President of the North Beach Community Association, addressed the Commission and praised Staff for doing a great job on community outreach but also stated that communication with Gateway Planning was limited. She brought up the 2011 North Beach Development plan and how it involves much of what the community has been demanding which are very similar to future Capital Improvement projects. She felt that the proposed initiative is more of a "vision" and would like Staff to incorporate the 2011 Plan since it consists of concrete priorities. She also supports the TIRZ and is pleased that Staff has addressed how the Harbor Bridge relocation will affect the community. Mr. McGinn later added that the 2011 Plan was kept in place and many of its elements were incorporated.

Jennifer Catalano at 201 Surfside Boulevard, addressed the Commission and raised a concern regarding parking and how it increases during the summer time, spring break and the holidays (July 4th). She suggested that research be done to calculate the number of visitors during those specific times. She cited the canal as a concern as well with regard to how it will be funded. She asked if the canal is executed and it fails, how/who will have the responsibility to maintain it.

With no one else coming forward, the public hearing was closed. Staff responded to Commissioner's questions. Commissioner Schroeder reiterated what was previously stated in public comment. He felt that it is important to first focus on identifying/addressing the key issues in the community before accomplishing the "vision". After all comments/discussion concluded, Chairman Villarreal called for a motion. A motion was made by Commissioner Crull to approve Staff's recommendation for item "7" and seconded by Commissioner Baugh. The motion passed.

**IV. Director's Report**

None.

**V. Items to be Scheduled**

None.

**VI. Adjournment**

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:45 p.m.