



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, May 2, 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 no absences.

#### II. Approval of Minutes

1. [18-0526](#) Regular Meeting Minutes of April 18, 2018

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

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

##### A. Plats

##### New Plats

Greg Collins, Development Services, read items "2 & 3" into 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, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2 & 3" was made by Vice Chairman Lippincott and seconded by Commissioner Baugh. The motion passed.

2. [18-0527](#) **18PL1036**  
THE VINEYARDS UNIT FIVE (PRELIMINARY - 17.33 ACRES)  
Located south of Saratoga Boulevard (State Highway 357) and west of Rodd Field Road (State Highway 357).
3. [18-0532](#) **18PL1002**  
RUSSELL INDUSTRIAL DISTRICT, BLK 9, LOTS 35A & 42A (FINAL - 2.56 ACRES)  
Located north of Agnes Street and east of Omaha Drive.

**B. New Zoning****4. [18-0528](#) Public Hearing - Rezoning Property at or near 4821 Ayers Street****Case No. 0418-01 - 4821 Ayers LLC. & Tawil Enterprises LLC:**

Ordinance rezoning property at or near 4821 Ayers Street (located on the west side of Ayers Street, south of Gollihar Road, and north of McArdle Road), from the "IL" Light Industrial District to the "CG-2" General Commercial District.

Andrew Dimas, Development Services, read item "4" into record as shown above. He stated the purpose of the rezoning request is for the purpose of a bingo complex. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He informed the Commission that zero public notices were returned in favor and one notice was returned in opposition of the change of zoning request. It was mentioned that the opposed public notice did not state a specific reason for the opposition. Mr. Dimas went over the zoning patterns for the surrounding area and also presented a site plan for the proposed project. The owner is proposing a multi-phase retail development. Phase one consists of a bingo hall development consisting of four buildings and a possible phase two is still being explored. Mr. Dimas went over the UDC requirements for the change of zoning request and stated the parking requirement has been adjusted. The UDC does not have specific requirements pertaining to bingo halls. The applicant has submitted Alternative Parking Data, an option in the UDC, to have the parking requirement lowered. He also cited the Texas Occupations Code which states that bingo may not be conducted at more than one premises on property (Sec. 2001.402. Single Premises). This will limit the operation to only one building being allowed to operate at any time. Staff recommends approval of the requested change of zoning.

After Staff's presentation, the floor was opened for comments/discussion by Commissioners. Discussion took place regarding the difference between "CG-2" and "IL" districts and the allowed uses. Mr. Dimas stated one of the differences pertains to the fire hydrant capacities (gallons per minute). After all comments/discussion concluded, Chairman Villarreal opened the public hearing. The engineer of record for the project, Carlos Garza with AEC Engineering, addressed the Commission and further discussed fire hydrant requirements.

With no one else coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "4" was made by Commissioner Dibble and seconded by Commissioner Crull. The motion passed.

**5. [18-0529](#) Public Hearing - Rezoning Property at or near 4001 Leopard Street****Case No. 0418-02 - Corpus Christi's Limousines Unlimited, Inc:**

Ordinance rezoning property at or near 4001 Leopard Street located on the south side of Leopard Street, west of Villa Drive, and east of Van

Cleve Drive), from the "CG-2" General Commercial District to the "IL" Light Industrial District.

Mr. Dimas read item "5" into record as shown above. He stated the purpose of the rezoning request is to add a crematorium to an existing funeral home. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He also presented a site plan to show the location of an existing building which will house the crematorium. Mr. Dimas went over the zoning patterns for the surrounding area along with the UDC requirements for the change of zoning request. He informed the Commission that zero public notices were returned in favor or in opposition of the change of zoning request. Staff recommends denial of the change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District, and in lieu thereof, approval of the "CG-2/SP" General Commercial District with a Special Permit (SP) with the following conditions:

1. **Uses:** The only use 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, the floor was opened for comments/discussion by Commissioners. Commissioner Ezell asked for clarification regarding garage operations on the site. Mr. Dimas stated that he visited the site and did not see any garage operations besides the cleaning of the vehicles/hearse.

After comments/discussion concluded, Chairman Villarreal opened the public hearing. Representing the applicant, Miguel Saldana (Saldana Consulting) at 3553 Moonlake Ridge Drive addressed the Commission and stated that automotive repair does not take place on the site. With no one else coming forward the public hearing was closed. A motion to deny the applicants request for a change of zoning and approve Staff's recommendation for item "5" was made by Commissioner Lippincott and seconded by Commissioner Baugh. The motion passed.

## C. Master Plan

6. [18-0530](#) 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 along County Road (CR) 33 and

for the area in between Farm Road (FM) 43 and FM 2444.

Nina Nixon-Mendez, Director of Development Services, informed the Commission that item "6" will be removed from today's agenda and will be presented at a future Planning Commission meeting. No action was taken.

**D. Briefing**

**7. 18-0416**

**CCIA: Airport Zoning Commission Ordinance & Draft Bylaws Update**

Fred Segundo, Director of Aviation/Corpus Christi International Airport, presented item "7" as listed above and proceeded to highlight key points from the draft of the Airport Zoning Commission (AZC) Bylaws. Mr. Segundo informed the Commission that City Council took action on December 12, 2007 to repeal the Joint Airport Zoning Board and established the AZC with the Planning Commission fulfilling that role. He stated that the authority for establishing the ACZ is cited in the Texas Local Government Code, Chapter 241: Municipal and County Zoning Authority Around Airports "Airport Zoning Act". Mr. Segundo went over the organization of the AZC regarding membership and the election of officers; discussed the schedule/frequency of meetings.

Mr. Segundo stated the Director of the Development Services Department, or the Director's designee, shall serve as the secretary for the Commission and provide administrative support (per City ordinance) but shall have no vote on matters acted upon by the Commission. The Directors of the Corpus Christi International Airport and the Environmental and Strategic Initiatives Department, or their designees, shall serve as ex-officio members of the Commission and be entitled to attend all meetings of the Commission but shall have no vote in matters acted upon by the Commission per Corpus Christi Code of Ordinance Section 2-132. In making recommendations to the City Council, the Commission shall take into consideration the then-current joint land use study pertaining to the military flight training mission and operations of Naval Air Station Corpus Christi.

Mr. Segundo completed the presentation with the next steps to be taken for the implementation schedule. Staff along with consultants (Goody Clancy/Santec) have drafted documents regarding airport/zoning regulations and land use areas which will be brought back for the Commissions review/discussion. The election of officers and the adoption of the bylaws will take place at the first official AZC meeting. Questions and comments took place amongst Commissioners; no action was taken on this item.

**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 5:57 p.m.