



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 18, 2019

5:30 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with Commissioner Schroeder absent.

II. Opening Statement

III. Approval of Absences: Commissioner Zarghouni

IV. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to 3 minutes.

V. Approval of Minutes

1. [19-1320](#) Regular Meeting Minutes of September 4, 2019

A motion was made by Vice Chairman Baugh and seconded by Commissioner York to approve the absence listed above. The motion passed.

VI. Consent Public Hearing: (Items A, B & C) - Discussion and Possible Action

Chairman Crull asked Staff to present the Consent Agenda, items V.A, V.B and V.C. Mark Orozco, Development Services, read Consent Agenda, items V.A, V.B and V.C. New plat items "2 & 3" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Time Extension items "4 through 10" satisfy all requirements of the UDC and Staff recommends approval. Staff recommends approval for Variance item "11", as stated in Staff's report, along with accompanying new plat item "12" which satisfies all requirements of the UDC. Staff also recommends approval for New Zoning item "13" as stated in Staff's report. After Staff's presentation, Chairman Crull opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 6, 7, 10, 11, 12 & 13" as presented was made by Commissioner Dibble and seconded by Commissioner Miller. The motion passed. A motion to approve items "4, 5,

8 & 9" as presented was made by Vice Chairman Baugh and seconded by Commissioner Zarghouni. The motion passed with Commissioner York abstaining.

A. Plats

New Plats

2. [19-1321](#) **19PL1075**
BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT - 0.34 ACRES)
Located south Craig Street and east Seventh Street.

3. [19-1322](#) **19PL1092**
WILLOWOOD UNIT 7, BLOCK 7, LOT 9R (REPLAT - 0.138 ACRES)
Located west of Violet Road and north of Willowood Creek Drive.

Time Extensions

4. [19-1323](#) **18PL1076**
PARK SPRINGS IHS, BLOCK 1, LOTS 1 THROUGH 3 (FINAL - 3.87 ACRES)
Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624).

5. [19-1324](#) **17PL1042**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.

6. [19-1325](#) **18PL1073**
AZALI ESTATES UNIT 1 (FINAL - 43.190 ACRES)
Located east of Yorktown Boulevard and west of Cayo Del Oso.

7. [19-1326](#) **18PL1122**
BASS SUBDIVISION, BLK 7, LOTS 2R-1 AND 2R-2 (REPLAT - 0.50 ACRES)
Located east of Airline Road and north of Saratoga Boulevard.

8. [19-1327](#) **18PL1123**
PADRE HARBOR UNIT 2 (FINAL - 25.24 ACRES)
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).
9. [19-1328](#) **18PL1124**
PADRE HARBOR UNIT 3 (FINAL - 60.9 ACRES)
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).
10. [19-1329](#) **18PL1142**
THE ESPLANADE UNIT 1, BLOCK 1, LOTS 2A & 2B (REPLAT - 1.63 ACRES)
Located south of Wooldridge Road and east of South Staples Street.

B. New Plat With a Variance (Waiver)

11. [19-1330](#) **19PL1035 - SIDEWALK WAIVER**
MARTIN PLAZA, BLOCK 1, LOTS 1A & 1B (REPLAT - 2.77 ACRES)
Located west of CR 69 (Hazel Bazemore) and south of FM 624 (Northwest Boulevard).
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.
12. [19-1331](#) **19PL1035**
MARTIN PLAZA, BLOCK 1, LOTS 1A & 1B (REPLAT - 2.77 ACRES)
Located west of CR 69 (Hazel Bazemore) and south of FM 624 (Northwest Boulevard).

C. New Zoning

13. [19-1332](#) **Public Hearing - Rezoning Property at or near 3837 Herring Drive**

Case No. 0819-05 - Tammy Johnson (Brizo Construction):
Ordinance rezoning property at or near 3837 Herring Drive (located along the east side of Herring Drive, south of Yorktown Boulevard, and west of Laguna Shores Road) from the "RMH" Manufactured Home District to the "RS-6" Single-Family 6 District.

VII. Public Hearing: (Items D & E) - Discussion and Possible Action**D. Tabled Planned Unit Development****14. [19-1249](#) Public Hearing - Rezoning Property at or near 6810 Bison Drive****Case No. 0819-01 - MPM Development, LP:**

Ordinance rezoning property at or near 6810 Bison Drive (located southwest of Bill Witt City Park to the Northeast, and Northeast of Bison Drive) from the "RS-4.5" Single-Family Residential to the "RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay.

15. [19-1246](#) **19PL1076 - CONDITIONAL
CROSSWINDS ESTATE UNIT 2 (FINAL 5.77 ACRES)
Located south of Yorktown Boulevard and east of Cimarron Boulevard.**

Michael Dice, Assistant Director of Development Services, read items "14 & 15" into the record as shown above. He informed the Commission the applicant has submitted a second request to table both items to the October 2, 2019 Planning Commission meeting. The plat for item "15" has been resubmitted to review/address setback issues that were discussed at the last meeting (September 4, 2019). A motion to table items "14 & 15" to the October 2, 2019 Planning Commission meeting was made by Vice Chairman Baugh and seconded by Commissioner Hovda. The motion passed.

E. Planned Unit Developments**16. [19-1333](#) Public Hearing - An Amendment to an Existing PUD at or near 14836 Granada Drive****Case No. 0117-01 (0819-03) - SuperElite, LLC:**

An amendment to an existing "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development at or near 14836 Granada Drive (located along the north side of Granada Drive and west of Leeward Drive).

Andrew Dimas, Development Services, read item "16" into the record as shown above. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. The purpose of the request is to allow for the a 27-unit single-family development. He also displayed a master site plan to illustrate the lot configuration. He informed the Commission that of the 55 public notices that were mailed, zero notices were returned in opposition of the change of zoning request and zero notices were returned in favor.

Mr. Dimas went over the history of zoning patterns; existing land uses for the surrounding area and UDC requirements for the rezoning as well as available municipal facilities. He presented a table comparing the proposed PUD development standards with the UDC standards for the "RM-AT" and "RS-TH" Districts which noted the deviations being requested by the applicant. He proceeded to describe the two proposed amendments to the original approved PUD. The applicant is requesting relief from the maximum building height limitation of 45 feet and to allow for short term rentals. Staff recommends approval of the amendment to the existing approved PUD to allow short term rentals and eliminate the height limitation.

After Staff's presentation Chairman Crull opened the floor for Commissioner comments/questions. Chairman Crull suggested that the condition of height limitation remain but changed to a maximum of 60 feet. Discussion also took place regarding Hotel Occupancy Tax (HOT). After discussion concluded, Chairman Crull opened the public hearing. With no one coming forward the public hearing was closed. A motion was made by Commissioner Dibble to approve Staff's recommendation for item "16" with an amendment for a maximum height of 60 feet for any structure on the property. The motion was seconded by Commissioner Hovda and the motion passed with Commissioner York abstaining.

17. [19-1334](#)

Public Hearing - Rezoning Property at or near the 1000 Block of Sixth Street

Case No. 0819-02 - Fish Pond Development, LLC:

Ordinance rezoning property at or near the 1000 Block of Sixth Street (located north of Buford Avenue, south of Hancock Avenue, east of Seventh Street, and west of Fifth Street) from the "RM-3" Multifamily 3 District and "ON" Neighborhood Office District to the "RM-3/PUD" Multifamily 3 District with a Planned Unit Development.

Mr. Dimas read item "17" into the record as shown above. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. The Future Land Use Map designates the area for mixed use development. The property currently sits on vacant land and the purpose of the request is to allow for the construction of a 112-unit senior housing community. The developers recently acquired Sea Gulf Apartments with the intent to relocate the residents to this proposed development. Concurrently, the developer is requesting that the Department of Housing and Urban Development (HUD) transfer the Section 8 Contract and relocate the residents to the new development. He also displayed a master site plan to illustrate the lot configuration. He informed the Commission that of the 42 public notices that were mailed, two notices were returned in opposition of the change of zoning request and zero notices were returned in favor.

Mr. Dimas went over the history of zoning patterns; existing land uses for the surrounding area and UDC requirements for the rezoning as well as available municipal facilities. He presented a table comparing the proposed PUD development standards with the UDC standards for the "RM-3" District which noted the deviations being requested by the applicant. As part of the PUD submittal, the applicant is requesting a reduction of the required number of

off-street parking spaces. The current development (Sea Gulf Villa) was surveyed to determine private vehicle ownership. Of the 116 tenants, only 30 tenants own private vehicles. Therefore, the provided 71 off-street parking spaces will adequately serve the housing complex. This PUD does not have any proposed balconies and limited windows that will face the existing single-family neighborhood to the west. These windows will be proposed as translucent (light goes through it but objects on the other side can't be seen clearly). Staff finds that the proposed deviations are acceptable and recommend approval of the change of zoning with the following conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Fish Pond Living at Corpus Christi Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of a 112- unit senior housing development.

2. **Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

3. **Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

After Staff's presentation Chairman Crull opened the floor for Commissioner comments/questions. After discussion concluded, Chairman Crull opened the public hearing. With no one coming forward the public hearing was closed. A motion was made by Vice Chairman Baugh to approve Staff's recommendation for item "17" as presented. The motion was seconded by Commissioner Hovda and the motion passed.

VIII. Director's Report

None.

IX. Items to be Scheduled

None.

X. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:55 p.m.