



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, June 29, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Absent - Commissioner Hovda

II. Approval of Minutes

1. [16-0718](#) Regular Meeting of June 15, 2016

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

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 6, 7 & 8" into record as shown below. Ms. Garza Montalvo 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 Ramirez opened the floor for public comment. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6, 7 & 8" was made by Commissioner Crull and seconded by Commissioner Hastings. The motion passed.

2. [16-0719](#) **0416034-P015 (16-22000014)**
WOODLAWN ESTATES, BLOCK 6, LOT 24R (REPLAT - 0.671
ACRES)
Located east of Clare Drive and north Williams Drive.
3. [16-0720](#) **0516059-NP033 (16-21000025)**
LOKEY SUBDIVISION, TRACTS A1 & A2, LOT 4 (REPLAT - 3.719
ACRES)
Located south of Holly Road and east of Patton Street.

4. [16-0721](#) **0316027-NP015 (16-21000013)**
TURTLE COVE CENTER UNIT 2, BLOCK 1, LOTS 4R, 5R AND 7R
(REPLAT - 7.44 ACRES)
Located north of South Padre Island Drive (SH 358) and west of Flour Bluff Drive.
5. [16-0722](#) **0516057-NP031 (16-21000024)**
HOLLY PARK, BLOCK 1, LOT 5 (FINAL - 2.456 ACRES)
Located north of Holly Road and east of Kostoryz Road.
6. [16-0723](#) **0316020-NP009 (16-21000007)**
NOTTINGHAM ACRES UNIT 2 O.C.L (FINAL - 61.59 ACRES)
Located south of FM 43 between County Road 33 and County Road 22.
7. [16-0724](#) **0516053-NP029 (16-21000022)**
CORPUS CHRISTI INDUSTRIAL DISTRICT SECTION 3, BLOCK 11,
LOT 2 (FINAL - 4.595 ACRES)
Located south of Agnes Street (SH 44 Business) between Omaha Drive and Villa Drive.
8. [16-0725](#) **0516054-NP030 (16-21000023)**
MEADOW PARK ADDITION, BLOCK 26, LOT 9R (REPLAT - 0.685
ACRES)
Located east of Virginia Avenue between Navajo Street and Baldwin Boulevard.

Time Extensions

9. [16-0726](#) **0608062-NP048**
PACKERY POINTE SUBDIVISION (FINAL - 54.974 ACRES)
Located north of South Padre Island Drive (PR 22) between Aquarius Street and Marina Drive.

For the record, Chairman Ramirez abstained from voting on item "9" and excused himself from the room. Ms. Garza Montalvo read item "9" into record as shown above. She informed the Commission that the plat was originally approved in 2008. The applicant is requesting a six month time extension due to unforeseen construction delays. Ms. Garza Montalvo stated that Staff will no longer be providing recommendations on plat extensions and it will now be for the Commission's consideration.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. Representing the applicant, Walt Busby at 914 Campanile, San Antonio, Texas, addressed the Commission. He stated that the unforeseen delays are on account of the City. He informed the Commission they have paid funds to the City for construction of a signal light but there was difficulty obtaining a contract to begin said construction. He believes a contract was finalized in May 2016 but construction has not begun.

For clarification, Jeffrey Edmonds, Director of Engineering Services, answered a few questions from the Commission. He stated that the contractor has been issued a notice to proceed and at this point it is in their hands when to start construction. It was further concluded that the duration of the contract would coincide with the six month time extension, if granted.

With no one else coming forward during public comment, Vice Chairman Villarreal closed the public hearing. A motion was made by Commissioner Crull to approve the six month time extension request for item "9". The motion was seconded by Vice Chairman Villarreal and the motion passed.

10. [16-0727](#)

0514063-NP051 (14-20000004)

REYTEC INDUSTRIAL PARK (PRELIMINARY - 39.13 ACRES)

Located east of South Navigation Boulevard and north of Bates Drive.

Ms. Garza Montalvo read item "10" into record as shown above. She stated the plat was originally approved on June 18, 2014. The applicant is requesting a twenty-four month time extension to complete the construction of public improvements. After Staff's presentation, Chairman Ramirez opened the public hearing.

Representing the applicant, Chuck Urban at 2725 Swantner Street, addressed the Commission to clarify if twenty-four months is needed for completion of the project. It was determined that twenty-four months is the standard time for preliminary plats but he does not foresee that the project will need that amount of time to complete.

With no one else coming forward, Chairman Ramirez closed the public hearing. A motion to approve item "10" was made by Vice Chairman Villarreal and seconded by Commissioner Hastings. The motion passed

B. **Zoning**

Tabled Zoning

11. [16-0668](#)

Case No. 0616-04 - Strategic Investment Solutions, LLC: A change of zoning from the "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District. The property to be rezoned is described as 29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract

described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores Road.

Annika Yankee, Development Services, read item "11" into record as shown above. She informed the Commission that at the applicants request, they would prefer to table this item again until the regularly scheduled Planning Commission date of July 27, 2016. At this time, Ms. Yankee stated she is unaware of a reason for the request but she believes there has been communication between the applicant and the neighbors in the community regarding steps to move forward.

After Staff's presentation, Chairman Ramirez opened the public hearing. Keith Hanson at 331 Graham Road, addressed the Commission. He expressed that the Commission should not grant the applicant's request to table this item and feels the notification is insufficient. Mr. Hanson believes the effort in which it will take to solve the environmental issues on the subject property is not acceptable. He wants the applicant to take the necessary steps to ensure the property is cleaned up properly before the property is rezoned.

Eric Morrow at 834 Roseanne Street, addressed the Commission. Mr. Morrow also has concerns regarding the pollution that has been caused by the abandoned gas plant that is still on the property.

With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. A motion was made by Vice Chairman Villarreal to approve the rezoning request for item "11". The motion failed due to lack of a second. A motion was made by Commissioner Braselton to table item "11" to the regularly scheduled Planning Commission meeting of July 27, 2016. The motion was seconded by Commissioner Lippincott. The motion passed.

New Zoning

12. [16-0728](#)

Case No. 0616-05 - CCSemloh Partnership, Ltd: A change of zoning from the "RE" Residential Estate District and "CG-1" General Commercial District to the "CG-2" General Commercial District. The property to be rezoned is described as Tract 1: Being 10.536 acres out of Lots 6 and 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts; Tract 2: Being 0.552 acres out of Lots 7 and 10, Section 48 of the Flour Bluff an Encinal Farm and Garden Tracts. The subject property is located on the south side of Compton Road approximately 1,250 west of Waldron Road at the intersection of First National Boulevard.

Dolores Wood, Development Services, read item "12" into record as shown above. Ms. Wood presented several aerial views of the subject property. The applicant is requesting a rezoning from "RE" Residential Estate District and "CG-1" General Commercial District to the "CG-2" General Commercial District to allow construction of an enclosed boat and recreational vehicle (RV) storage

facility and other storage units on Tract 1. The development will consist of six storage buildings that vary in size. The proposed development on Tract 2 is unknown at this time. Tract 2 is a narrow remnant strip of land and the applicant is request the rezoning of Tract 2 so that it matches the zoning of his adjacent property to the south.

Staff finds the proposed use with special provisions for buffering, increased setbacks, and other compatibility features to be compatible with the current zoning and development patterns of the abutting properties to the north and east. Development conditions for a boat and RV storage facility can be applied via a Special Permit. Special Permit conditions coupled with standard UDC requirements for nonresidential developments adjacent to residential development will ensure that development is compatible with existing and future residential development. She informed the Commission that zero notices were returned in favor or opposition.

For Tract 1, Staff recommends denial of the change of zoning from the "RE" Residential Estate District and "CG-1" General Commercial District to the "CG-2" General Commercial District, and in lieu thereof, approval of a "RE/SP" Residential Estate District with a Special Permit for a boat and recreational vehicle storage facility subject to compliance with the setbacks and buffering elements. And for Tract 2, Staff recommends approval of the rezoning from the "RE" Residential Estate District and "CG-1" General Commercial District to the "CG-2" General Commercial District.

After Staff's presentation, Chairman Ramirez opened the public hearing. Representing the applicant, John Bell, addressed the Commission. Mr. Bell gave some background information regarding the project. He finds the conditions set forth by Staff's recommendation with a special permit to be acceptable. He said that the intentions for each tract follow the owner's desire to intergrate the proposed development with the Gulf Coast Marine which is located across the street. He feels that the applicant has taken efforts to make the proposed development compatible with the surrounding area. Mr. Bell added that they are open to making the development more aesthetically pleasing.

Richard Bell at 10014 Compton Road, addressed the Commission. He informed the Commission that he is in the process of buying the property at 10014 Compton. Mr. Bell is in opposition to the applicant's change of zoning request and the special permit. He feels the proposed development will be intrusive and will cause property values to decrease since the proposed development will be facing his future property.

Cheryl Stott, current owner of 10014 Compton Road, addressed the Commission. She confirmed that Richard Bell is under contract to buy her property at 10014 Compton Road. She feels that the appraisal issues she has been experiencing for her home are brought on by the proposed project which has caused the delay in closing the sale of her property.

With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. Discussion took place amongst the Commissioners regarding height limitations for the proposed boat storage facilities. A motion was made by Commissioner Braselton to support Staff's recommendation for Tract 1 and approval of the change of zoning request for Tract 2.

Commissioner Crull recommended that Commissioner Braselton's motion be amended to add that the boat storage facilities be restricted to one level. Commissioner Braselton amended his motion to reflect the addition of restricting the boat storage facilities to single level height. Vice Chairman Villarreal seconded and the motion passed.

13. [16-0729](#)

Case No. 0616-06 - Isaias Franco: A change of zoning from the "R-MH" Manufactured Home District to the "IL/SP" Light Industrial District with a Special Permit for a concrete batching plant on Tract 1 and to the "IL" Light Industrial District on Tract 2. The property to be rezoned is described as Tract 1 being a 4.00-acre tract and Tract 2 being a 25.003-acre tract, both tracts being out of the Anthony C. Page Survey 591, Abstract 1010 and the A.M. French Survey 312, Abstract 1018. The subject property is located on the east side of Rhew Road between Leopard Street and Sedwick Road.

Dolores Wood, Development Services, read item "12" into record as shown above. Ms. Wood presented several aerial views of the subject property. The applicant is requesting a rezoning from the "R-MH" Manufactured Home District to the "IL/SP" Light Industrial District with a Special Permit on Tract 1 to allow construction of a temporary concrete batching plant. A concrete batching plant is classified in the Unified Development Code (UDC) as a "heavy industrial use." Heavy Industrial uses are allowed in the "IL" Light Industrial District only through a Special Permit. The applicant is also requesting a rezoning from the "R-MH" Manufactured Home District to the "IL" Light Industrial District on Tract 2 for undetermined future light industrial uses. Ms. Wood stated that one public notice was returned in opposition to the rezoning request. Staff recommends approval of the change of zoning request for Tracts 1 and 2.

After Staff's presentation, Chairman Ramirez opened the public hearing. Representing the applicant, Dennis Peacock at 545 South Tenth Street, Aransas Pass, Texas, addressed the Commission. He clarified for the Commission that the applicant is amenable to the hours of operation set forth by one of the conditions of the special permit and the limitation does not affect the proposed project.

With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. A motion was made by Commissioner Baugh to approve item "13" as presented by Staff. Vice Chairman Villarreal seconded and the motion passed.

C. [16-0707](#)

Fiscal Year 2017 Capital Improvement Program (CIP) Budget - Review and Make Recommendations to the City Council

Mark Van Vleck, Assistant City Manager, gave a brief overview of the program. He informed the Commission that item 7 needs to be removed as the program will no longer be pursued; item 24 (Forcemain Imps) will be removed from the Water CIP to the Wastewater CIP.. He stated that the CIP presentation will be brought once more before the Commission pending the input received after today's meeting. Mr. Van Vleck addressed each department's project list for comments, discussion and questions by the Commission.

Fred Segundo, Director of Aviation, answered questions from Commissioner Crull regarding AV05, AV07, AV09, AV13 and AV14.

Stacie Talbert-Amaya, Assistant Director of Park Operations and Development, answered questions from Commissioners. Commissioner Crull had questions regarding PR11, PR12 and PR13. Chairman Ramirez had a question regarding Bayshore Park; Commissioner Williams had a question regarding an update on the sale of older parks.

General comments and discussion took place with respect to Public Facilities. It should be noted that Short Range, Sequence 2 has a misspelling of the word "room", it should be shown as "roof". For Long Range, the Columbus Ships will be removed; the titles of projects will be expanded to include specific location of repairs. Commissioner Crull had questions for Public Health and Safety including LR13, LR14 and LR15. Mr. Van Vleck will follow up on Commissioner Crull's question regarding SEQ05.

Mr. Van Vleck clarified that the two-year, utility rate which was adopted last year by City Council, has determined the set amount for the budget and will not be changed. The Commission did not have any questions for Gas and Storm Water Departments. With respect to the Water Department, Commissioner Crull had a question regarding WA13 and WA25; Commissioner Braselton had a question regarding WA03. Commissioner Crull had a question for Water Supply with regards to LR01; the Atlee Cunningham WTP will be removed from long range Water Supply CIP to the long range Water CIP.

Mr. Van Vleck answered questions for the Wastewater Department. Commissioner Braselton had a question regarding WW02 and Commissioner Crull had a question regarding WW06. He informed the Commission that the City has not entered into an agreement with the Environmental Protection Agency and they are still in the negotiation process. Further discussion took place regarding the service plan for annexed areas. All departments were addressed and with no further questions from Commissioners, the CIP presentation concluded.

Chairman Ramirez opened the public hearing. With no one coming forward during public comment, the public hearing was closed. A motion was made by Commissioner Crull to recommend to City Council item "C", subject to the above items discussed. The motion was seconded by Vice Chairman Villarreal. The motion passed.

IV. [16-0544](#)

Review and Formulate Recommendations on the Proposed New 20-year Comprehensive Plan ("Plan CC - Comprehensive plan 2035")

No action was taken on this item.

V. Director's Report

Dan McGinn, Interim Director of Development Services, informed the Commission that the next regularly scheduled Planning Commission meeting agenda will include a presentation by Jeff Pollack regarding the Regional Parkway Plan. Ms. Garza Montalvo is working with the American Planning Association to organize a workshop for the Commission to be tentatively

scheduled in the Fall.

VI. Items to be Scheduled

None

VII. Adjournment

With no further business to discuss, Chairman Ramirez adjourned the meeting at 7:45 p.m.