



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, July 13, 2016

5:30 PM

Council Chambers

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

Absent - Commissioner Baugh

For the record, Commissioner Hovda joined the meeting at approximately 5:50 p.m. and then left the meeting after item "10".

#### II. Approval of Minutes

Motion to approve item "1", was made by Commissioner Lippincott and seconded by Commissioner Williams. The motion passed.

##### 1. [16-0779](#) Regular Meeting of June 29, 2016

#### III. Public Hearing Agenda Items

##### A. Plats

##### New Plats

Renissa Garza Montalvo, Development Services, read item "2" into record as shown below. Ms. Garza Montalvo stated the plat satisfies all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

For the record, Commissioners Braselton and Hastings abstained from voting on item "2".

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 item "2" was made by Vice Chairman Villarreal and seconded by Commissioner Crull. The motion passed.

##### 2. [16-0772](#) **0516056-P026 (16-22000024)** RANCHO VISTA SUBDIVISION UNIT 14 (FINAL - 4.83 ACRES) Located south of Yorktown Boulevard and east of Rodd Field Road.

Ms. Garza Montalvo read items "3, 4, 5, 6 and 7" into record as shown below. She 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.

For item "5", Janet Freeman at 307 Meldo Park and Dan Sipes at 405 Brawner Parkway, addressed the Commission. Both citizens wanted to know the purpose of the project. The applicant for item "5", Chuck Urban at 2725 Swantner Street, addressed their questions. He stated the purpose is to build two residential homes on the lots.

For item "6", James Ward with GPM Engineering at 5440 Old Brownsville Road, addressed the Commission. He is the engineer of record for the project and stated there are no boundary changes for the plat but they will be combining six lots into one lot.

With no one else coming forward, Chairman Ramirez closed the public hearing. A motion to approve items "3, 4, 5, 6 and 7" was made Commissioner Crull and seconded by Vice Chairman Villarreal. The motion passed.

3. [16-0773](#)      **0616063-P028 (16-22000026)**  
PADRE ISLAND CC SECTION 3, BLOCK 71, LOTS 1A, 1B & 1C  
(REPLAT - 0.31 ACRES)  
Located south of South Padre Island Drive (Park Road 22).
4. [16-0774](#)      **0416040-P019 (16-22000017)**  
THE LAKES NORTHWEST UNIT 6 (FINAL - 22.18 ACRES)  
Located south of Northwest Boulevard (FM 624) and north of Barber Lane.
5. [16-0775](#)      **0116015-P009 (16-22000007)**  
MELDO PARK, BLOCK 3, LOTS 4A & 4B (REPLAT - 0.964 ACRE)  
Located south of Brawner Parkway and west of Santa Fe Street.
6. [16-0776](#)      **0516060-NP034 (16-21000026)**  
CASA LINDA ESTATES UNIT 4, BLOCK 10, LOT 6R (REPLAT - 1.73  
ACRES)  
Located north of Texan Trail and west of Staples Street.
7. [16-0777](#)      **0616067-NP039 (16-21000029)**  
STURM TRACT LOT 4 (FINAL - 0.935 ACRES)  
Located east of Westchester Drive and south of Leopard Street.

**B. Zoning****New Zoning****8. [16-0782](#)**

**Case No. 0716-01 - The Estate of Joan Wakefield Urban:** A rezoning on Tract 1 from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “IL” Light Industrial District and on Tract 2 from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “RS-22” Single-Family 22 District. The property to be rezoned is described as Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of Roscher Road and Ramfield Road.

Annika Yankee, Development Services, read item “8” into record as shown above. Ms. Yankee presented several aerial views of the subject property. The purpose of the rezoning request on Tract 1 is to bring an existing dog kennel with outdoor dog runs into compliance with the Unified Development Code (UDC). The minimum zoning required for an outdoor kennel is the “IL” District. The kennels are approximately 17,000 square feet, allowing the boarding of approximately 225 animals.

The purpose of rezoning Tract 2 is to prepare the vacant property for future development of single-family lots ranging in size from one to one-half acres and to bring the zoning into closer conformity with the Navy’s Air Installation Compatibility Use Zones (AICUZ). The subject property is located in the Accident Potential Zone (APZ) 1 and APZ-2. The applicant is agreeing to down-zone the majority of their property to increase the land use compatibility with the AICUZ. Rezoning Tract 2 to the “RS-22” Single-Family 22 District substantially improves the City’s compliance with the Navy recommended land uses by limiting density to one dwelling unit per half-acre. Rezoning Tract 2 to the minimum half-acre lot size (“RS-22” District) is consistent with City infrastructure availability as there is no current feasible access to City wastewater and one-half acres is the minimum lot size required for on-site waste disposal systems. Rezoning Tract 2 to the “RS-22” District also is compliant with the APZ-2 land use guidelines.

Staff’s recommendation for Tract 1 is denial of the change of zoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “IL” Light Industrial District and, in lieu thereof, approval of the “RS-22/SP” Single-Family 22 District with a Special Permit. And for Tract 2, Staff recommends approval of the change of zoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

Ms. Yankee noted that the dumpster on site has been relocated and one of the conditions of the Special Permit has changed: Any dumpster located on the property shall be located a minimum of 40 feet from Roscher Road and Ramfield Road and shall be effectively screened from view using shrubs and/or trees.

After Staff’s presentation, Chairman Ramirez opened the floor for public

comment. Chuck Urban at 2725 Swantner Street, addressed the Commission. He gave a brief history of the property and explained that it was his mother's property and upon her death it was passed on to him and other family members. They are not proposing any new development at this time. He feels Staff recommendation is a good compromise. He informed the Commission that during peak seasons, the kennel boards up to 110 dogs. It was suggested to limit the number of dogs to a maximum of 150. Mr. Urban deemed the suggestion amenable.

Tim Legamaro at 3424 Newcastle Drive, addressed the Commission. Mr. Legamaro is the Chairman of the Architectural Committee for the Roscher Estates Property Owner's Association. He feels that the current issues the area faces such as bad road conditions, flooding, septic and low water pressure would be heightened upon new development. Mr. Legamaro is not opposed to the kennel. He would prefer that the zoning for Tract 2 be Residential Estate and increased to one acre minimum to retain the neighborhoods rural quality.

Jennifer Bayer, at 2133 Whispering Oak Drive, Paul Biggins at 3448 Newcastle Drive, William Schnellbacher at 2145 Whispering Oak Drive, Dr. Wendy Crook-Abel at 3502 Rosedown Drive, and Kent Bayer at 2133 Whispering Oak Drive, addressed the Commission. Ms. Bayer, Mr. Biggins, Mr. Schnellbacher, Dr. Crook-Abel and Mr. Bayer share the same sentiments as Mr. Legamaro.

Marge Dewhim at 2210 Richland Street, addressed the Commission and she has concerns with the number of dogs boarded at the kennel. She feels that the number of 225 dogs is very high and can hear the dogs bark during feeding time.

Chris Hall at 3429 New Castle drive, addressed the Commission. Mr. Hall brought a picture of Caribbean Drive showing how badly the road floods due to heavy rains. He said that the flooding sometimes takes a couple weeks to recede.

With no one else coming forward, the public hearing was closed. Commissioner Crull made a motion in support of Staff's recommendation, with the exception of condition number one being amended to read "The only uses authorized by this Special Permit other than uses permitted in the base zoning district is an indoor/outdoor kennel limited to 17,000 square feet and 225 animals with a maximum of 150 dogs". Commissioner Hovda seconded the motion. The motion passed.

9. [16-0784](#)

**Case No 0716-02 - Shaws Development Joint Venture:** A rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. The property to be rezoned is described being an 11.84-acre tract of land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, located on the west side of Rand Morgan Road between Goodnight Loving Trail and McNorton Road.

Ms. Yankee read item "9" into record as shown above. Ms. Yankee presented several aerial views of the subject property. The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District to allow the development of a residential subdivision. Ms. Yankee stated the applicant plans to develop average lot sizes of 5,000 square feet .

The current use of the property is vacant land. The rezoning is consistent with the Comprehensive Plan and the Northwest Area Development Plan. The rezoning is compatible with and is a continuation of an existing development in terms of use and density of the Northwest Crossing Subdivision. The property to be rezoned is suited for low density residential development. Staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. The applicant, Chuck Urban at 2725 Swantner Street clarified questions by Commissioners. With no one else coming forward, the public hearing was closed. A motion to approve item "9" was made by Commissioner Braselton and seconded by Commissioner Hovda. The motion passed.

10. [16-0785](#)

**Case No. 0716-03 - Corpus Christi Hope House, Inc:** A rezoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as Lot 8 and the east 20 feet of Lot 9, Block 38, Lindale Park Subdivision Section 4, located on the west side of Robinson Street between Swantner Drive and Reid Drive.

For the record, Chairman Ramirez abstained from voting on item "10".

Dolores Wood, Development Services, read item "10" into record as shown above. Ms. Wood presented several aerial views of the subject property. The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit to continue operation of an existing Social Service Use, Hope House, and to allow the construction of an additional one-story residential structure of approximately 1,500 square feet at the rear of the property. Specifically, the proposed Social Service Use is a transitional housing facility that provides a residence for homeless women and their dependent children. The subject property currently has three structures on site; a large two-story apartment building, a detached garage and a wood deck. The two-story apartment building currently accommodates up to seven women and their dependent children. The proposed new structure may provide up to five bedrooms to accommodate additional residents.

Hope House has existed at this location since 1992. Previous zoning ordinances allowed the use in the multifamily zoning districts. Today the use does not conform to the regulations of the UDC: "transient housing related to social service programs" is not allowed in the multifamily zoning districts. Nearly all of Robinson Street is developed with similar multifamily structures. Staff recommendation is denial of the change of zoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit and, in lieu thereof, approval of the "RM-1/SP" Multifamily 1 District with a Special Permit.

Commissioner Hovda made several comments pertaining to this item. She feels that Hope House serves a great purpose in the community and are good neighbors by continually upgrading the property as compared to the other adjacent multifamily buildings in the area. She feels that the reason for most of the traffic which occurs on Robinson Street is due to it being in close proximity to W.B. Ray High School, Lindale Recreation/Senior Center and

**Lindale Park.**

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. Representing Hope House, Melissa Juarez at 2542 Sacky Drive, addressed the Commission. She clarified that the onsite parking consists of utilizing the driveway and in the front of the property off of the street. She informed the Commission that the majority of the time, the residents of Hope House do not own a vehicle and use the Regional Transportation Authority. It was also clarified that security/staff on the premises monitors the residents through out the evening hours and 24 hours on the weekends. Residents are not home during the day.

Mary Albarado 3233 Ocean Drive, addressed the Commission. She is opposed to this item because of the parking issue. Ms. Albarado is the property owner/landlord at 652 Robinson. She informed the Commission that staff/visitors/residents of Hope House rarely park in front of the property because there is a stop sign at the corner. Because of this reason, cars park in front of her property and everywhere else on the street which limits parking for herself and her tenants/guests. Ms. Albarado feels that with the proposed Hope House expansion, the parking issue will be intensified.

With no one else coming forward, Vice Chairman Villarreal closed the public hearing. Commissioner Hovda made a motion to approve Staff's recommendation for item "10". The motion was seconded by Commissioner Crull. The motion passed.

**11. [16-0786](#)**

**Case No. 0716-04 - Corpus Christi Hope House, Inc:** A rezoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as being the west or southwest portion of Lot 14 and all of Lot 15, Block 38, Lindale Park Subdivision Section 4, located on the northwest corner of Robinson Street and Swantner Drive.

For the record, Chairman Ramirez abstained from voting on item "11".

Dolores Wood, Development Services, read item "11" into record as shown above. Ms. Wood presented several aerial views of the subject property. The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit to allow a Social Service Use to continue operating. The premises currently has three structures on site; a large two-story apartment building, an accessory structure and a storage shed. The two-story apartment building currently accommodates up to five women and their dependent children. One of the units in the apartment building serves as the office and reception area. The accessory structure referred to as the "Resource Center" building has a large meeting/classroom with computers for a "Life Skills Training Program", an office, a food bank and, a main laundry room. Additional storage needs are also accommodated within the structure to store food, clothing, furniture, diapers and necessities that are distributed to needy mothers through a program identified as the "Gabriel Project Community Outreach Program". On site operations include management and oversight of a second facility located at 630 Robinson Street, which is the subject of the previous zoning change application (Case 0716-03). The applicant intends to remodel the existing office to expand the size of the

office, however, no additional structures are planned for this site.

The proposed rezoning with the "CG-1" General Commercial is not consistent with the Comprehensive Plan Future Land Use Map or the policies of the Comprehensive Plan or Southeast Area Development Plan. However, maintaining the subject property's base zoning district of "RM-1" Multifamily 1 District and additionally granting a Special Permit for the transitional housing facility is consistent with City plans/policies. Staff Recommendation is denial of the change of zoning from the "RM-1" Multifamily 1 District to the "CG-1/SP" General Commercial District with a Special Permit and, in lieu thereof, approval of the "RM-1/SP" Multifamily 1 District with a Special Permit.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. Mary Albarado at 3233 Ocean Drive, addressed the Commission. She clarified that utilizing parking on Swantner Street is limited because parts of the street have parking restrictions except for along the high school track. She also said that besides the tenants of Hope House, there are many more guest/visitors throughout the day. Ms. Albarado wanted to point out that she has three opposed votes since she owns three properties within the notification area.

Ms. Yankee informed the Commission that the parking requirements in the special permit are based on UDC requirements established under a Social Service use.

Melissa Juarez at Sacky Drive, addressed the Commission. She stated that the only other visitors besides staff/tenants are members of the community seeking assistance through the "Gabriel Project" or the "Life Skills Training Program". The classroom holds 12 seats and attendance is low. The food bank is only open to Hope House tenants. Tenants simply walk over from 630 Robinson to obtain goods from the food bank. Ms. Juarez was unable to state how many vehicle trips per day the facility receives.

With no one else coming forward, Vice Chairman Villarreal closed the public hearing. A motion was made by Commissioner Crull to approve Staff's recommendation for item "11". The motion was seconded by Commissioner Braselton. Upon further discussion among the Commission regarding the parking issue, both Commissioners Crull and Braselton retracted their motions.

A motion was made by Commissioner Crull to table this item to the regularly scheduled Planning Commission date of July 27, 2016 in order for Staff to address parking issues and the accessory use with the applicant.

#### **IV. Presentations**

##### **12. [16-0787](#)**

#### **Regional Parkway Planning and Environmental Linkages Study**

Bob Leahey, with HDR and Project Manager for the Regional Parkway, presented item "12" and gave a briefing on the status of the study. The City of Corpus Christi and the Corpus Christi Metropolitan Planning Organization (MPO) have been working the past several months on a Planning and Environmental Linkages (PEL) Study of two segments of a possible future roadway referred to as the Regional Parkway. The overall corridor could create a second connection to North Padre Island, provide a connection to Rodd Field

Road across Oso Creek, and ultimately connect to I -37 in San Patricio County via a new Nueces River Crossing. This is a long-range planning effort; construction of the proposed parkway, if built, would not take place for many years. Design and construction funding have not been identified.

The objective is to define a recommended preferred alternative to present to the MPO Policy Board and the City of Corpus Christi. The City can then choose to adopt a route, which could then be incorporated into the City's Urban Transportation Plan.

No action was taken on this item.

13. [16-0788](#)

**Utility Master Plans for Areas South of Oso Creek**

Dan McGinn, Interim Director of Development Services, informed the Commission that this item will be scheduled on the Planning Commission agenda for the next couple of meetings. The subject will be located around the Weber corridor and London areas. No action was taken on this item.

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

No action was taken but it was discussed to tentatively schedule a special meeting for August 3, 2016, specifically for this item.

**VI. Director's Report**

Mr. McGinn updated the Commission on action items which occurred at the July 12, 2016 City Council Meeting.

**VII. Items to be Scheduled**

None.

**VIII. Adjournment**

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 8:10 p.m.