



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, July 27, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Absent - Commissioner Hovda

Commissioner Lippencott arrived at 6:00 p.m.

II. Approval of Minutes

1. [16-0869](#) Regular Meeting of July 13, 2016

Motion to approve item "1", was made by Commissioner Baugh and seconded by Vice Chairman Villarreal. The motion passed.

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 6 and 7" 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 and 7" was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. The motion passed.

2. [16-0850](#) **0316033-P014 (16-22000012)**
COUNTRY CLUB PLACE, LOTS 1R-5R (REPLAT - 7.92 ACRES)
Located north of Interstate Highway 37 and west of Buddy Lawrence Drive.
3. [16-0851](#) **0616070-P032 (16-22000030)**
DON PATRICIO, BLOCK G, LOT 1R (REPLAT - 0.66 ACRES)
Located west of Waldron Road and south of Don Patricio Road.

4. [16-0852](#) **0516048-P023 (16-22000021)**
MAPLE HILLS UNIT 7, PHASE ONE (FINAL - 4.3480 ACRES)
Located south of Up River Road and east of McKinzie Road (FM 3386).
5. [16-0853](#) **0616065-NP037 (16-21000028)**
THE ESPLANADE, UNIT 1, BLOCK 3, LOTS 1A & 1B (REPLAT - 4.37 ACRES)
Location south of Wooldridge Road and east of Parkway Drive.
6. [16-0854](#) **0516062-NP036 (16-21000027)**
PORT AVENUE PROPERTIES, BLOCK 5, LOTS 1A AND 3A (REPLAT - 0.986 ACRES)
Located south of Leopard Street and east of Port Avenue.
7. [16-0855](#) **0616075-NP042 (16-20000004)**
HARRIS ACRES (PRELIMINARY PLAT - 11.66 ACRES)
Located east of Flour Bluff Drive and north of Glenoak Drive.

B. **Zoning**

New Zoning

8. [16-0863](#) **Case No. 0716-05 - Oceanic B.C., LLC:** A change of zoning from the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay to the "RS-TH/PUD" Townhouse District with a revised Planned Unit Development Overlay. The subject property is described as Lot 21, Block 34, Island Fairway Estates, located west of South Padre Island Drive (Park Road 22) on the southern corner of Commodores Drive and Aquarius Street.

Dan McGinn, Interim Director of Development Services, read item "8" into record as shown above. He presented several aerial views of the subject property. The applicant is requesting a rezoning from the "RS-TH/PUD" Townhouse District with a Planned Unit Development to the "RS-TH/PUD" Townhouse District with a Revised Planned Unit Development to allow the construction of a 20-unit townhouse community. The subject property is comprised of 1.132 acres with three common area lots. Mr. McGinn informed the Commission that no public notices were returned in favor or opposed. Staff recommends approval of the change of zoning.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "8" was made by Commissioner Crull and seconded by Vice Chairman Villarreal. The motion passed.

9. [16-0864](#) **Case No. 0716-06 - Corner Strong Limited:** A change of zoning from the "CN-1" Neighborhood Commercial District and the "CG-2" General Commercial District to the "CG-2" General Commercial District. The

subject property is described as being a 4.89-acre tract of land of which 4.52 acres is out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm Garden Tracts and 0.37 acres is out of Lot 11, Block 2, Barclay Grove Unit 11, located on the east side of South Staples Street (FM 2444) between Corsica Road and Timbergate Drive.

Annika Yankee, Development Services, read item "9" into record as shown above. Ms. Yankee presented several aerial views of the subject property. The applicant is proposing a mini-storage facility on a 4.89-acre tract of land. A mini-storage facility is not considered a neighborhood commercial use. In 2014, it was agreed that only the property fronting South Staples Street should be zoned "CG-2" and the remainder would be "CN-1" to protect the neighborhoods. Buffering could help to mitigate the incompatible abutment of the facility against the residential area, but the access drive to Corsica Road will be a direct abutting access drive without much potential for buffering. The access drive incompatibility as proposed next to the developing residential subdivision could be solved by providing an access route to South Staples. The proposed layout with access to Corsica Road would create a "panhandle" lot, which the UDC discourages unless the panhandle lot serves a public purpose. The property owner of the mini-storage unit site owns the adjacent site property fronting South Staples Street. Staff's opinion is that a mini-storage facility does not increase the residential desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan when deciding which commercial uses to allow within residential areas. Staff recommends denial of the change of zoning from the "CN-1" Neighborhood Commercial District and the "CG-2" General Commercial District to the "CG-2" General Commercial District.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. Representing the applicant, Kamran Zarghooni addressed the Commission. He feels that the proposed mini-storage facility is compatible with the area. Mr. Zarghooni stated the applicant has no plans to construct anything else besides a mini-storage facility and would consider a Special Permit limiting the use.

George Ghably at 5 Arden addressed the Commission and he does not oppose the proposed mini-storage facility but does oppose the Corsica Road access.

With no one else coming forward, the public hearing was closed. Commissioner Crull made a motion to table item "9" to the next regularly scheduled Planning Commission meeting of August 10, 2016 to allow the applicant and Staff to work out details of a Special Permit along with finding an alternate access drive. The motion was seconded by Vice Chairman Villarreal and the motion passed.

10. [16-0865](#)

Case No. 0716-07 - V & M Equity Properties, LLC: A change of zoning from the "CI" Intensive Commercial District and the "RM-3" Multifamily 3 District to the "CI/SP" Intensive Commercial District with a Special Permit for a warehouse for Jean's Restaurant Supply. The subject property is described as being Lot 10A, Block 10, Chamberlin's Subdivision, located on the south side of Agnes Street between South Staples Street and King Street.

Ms. Yankee read item "10" into record as shown above. Ms. Yankee presented several aerial views of the subject property. The applicant intends to construct a 3,750 square foot warehouse, office and associated parking lot. Ms. Yankee informed the Commission that no public notices were returned in favor or in opposition. Staff discussed the location being within the downtown planning district, Agnes Street being an arterial roadway and an entrance to downtown, and the vacancy of the remaining lots on the block. Staff recommends approval of the change of zoning from the "RM-3" Multifamily 3 District and the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit subject to the Owner meeting the conditions of the Special Permit. Ms. Yankee noted that the condition of the Special Permit regarding Dumpster Screening would need to be amended to read: Any dumpster located on the property shall be screened from view from the public right-of-way, located behind the street yard and, located at least 35 feet from the rear property line.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. Commissioner Baugh made a motion to approve item "10" with the amendment to the condition of the Special Permit regarding Dumpster Screening. Commissioner Crull seconded and the motion passed.

C. Continued 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.

Ms. Yankee informed the Commission that the applicant has submitted a request to continue this item for the regularly scheduled Planning Commission meeting of August 10, 2016. The applicant is still working on the specifics of the environmental clean-up of the site and working with the land owner regarding a second access drive on Waldron Road.

After Staff's update, Chairman Ramirez opened the public hearing. Representing the applicant, John Kendall, addressed the Commission. He reiterated that the applicant will be prepared for the August 10, 2016 Planning Commission meeting.

Keith Hansen at 331 Graham Road, Ernest Sims at 7733 Starnberg Lake Drive and Eric Morrow at 834 Roseanne Street all oppose this item.

With no one else coming forward, the public hearing was closed. A motion

was made by Vice Chairman Villarreal to continue item "11" to the regularly scheduled Planning Commission meeting of August 10, 2016 and Commissioner Braselton seconded. The motion passed.

12. [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 this item and left the room.

Ms. Yankee read item "12" into record as shown above. She stated Staff met with the applicant to address the concerns brought up at the last meeting regarding parking and the community outreach program. Ms. Yankee provided a revised site plan showing the number of parking spaces that can fit on the property. She informed the Commission that the Gabriel Project generates seven trips per day to the property and roughly fifty percent of the individuals who utilize the program use the bus. Staff feels that traffic is not an issue for this site and the site is able to accommodate the number of parking spaces required by code. The parking requirement for the transitional living facility is one space per employee and one space per 250 sq. ft. of office area. The parking requirement for the community outreach program is one space for per 300 square feet. The parking requirement can be achieved through a combination of off-site parking at 630 Robinson Street, on-site parking, and on-street parking. No less than five on-site parking spaces shall be provided on the Property. Ms. Yankee also pointed out that the use for the special permit now includes the community outreach program, limited to 500 square feet. Commissioner Crull suggested that the applicant work with the Traffic Engineering Department to possibly provide signs along Swantner Drive limiting the amount of time for parking.

After Staff's presentation, Chairman Ramirez opened the public hearing. The applicant, Ray Reeves, addressed the Commission. Mr. Reeves confirmed that the number of visits per day to the outreach program. He also informed the Commission that the employees will be utilizing the parking at 630 Robinson since it is not occupied during the day and that most of the congestion along Swantner Drive is caused by the high school nearby.

With no one else coming forward for public comment, Vice Chairman Villarreal closed the public hearing. A motion was made by Commissioner Crull to approve Staff's recommendation for item "12" and seconded by Commissioner Baugh. The motion passed.

D. Text Amendment

13. [16-0866](#)

Amending the Unified Development Code of the City of Corpus Christi - Revising subsection 4.2.5.B "Types of Yards", table 4.6.2 "Permitted Uses (Industrial Districts)", table 4.6.3 "Nonresidential Use (Industrial Districts)", subsection 5.3.2.D "Garages, Private",

subsection 7.9.5 "Zoning District Buffer Yard- New Development", subsection 7.9.6 "Zoning District Buffer Yard- Redevelopment", subsection 9.5.2. "Authority to Utilize for Single-Family Residence", subsection 9.5.3 "Regulations for Single-Family Use of Nonconforming Lots" and subsection 3.25.2 "Review Process".

Brenda Joyas, Development Services, presented item "13" as shown above and described each code amendment for the Commission. After discussion and questions by the Commission concluded, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Lipponcott to approve the text amendment changes for item "13". Commissioner Braselton seconded and the motion passed.

IV. [16-0788](#)

Utility Master Plans for Areas South of Oso Creek

Gabriel Hinojosa, Major Projects Engineer with the Utilities Department, presented item "IV". No action was taken on this item; it will be brought forth once more to the Commission for recommendation to City Council.

V. [16-0544](#)

Public Hearing and Possible Action on the City's Draft Comprehensive Plan ("Plan CC - Comprehensive plan 2035")

No action was taken on this item.

VI. Director's Report

Mr. McGinn updated the Commission on zoning cases that were approved at the City Council meeting on July 26, 2016. Ms. Garza Montalvo also informed the Commission of the upcoming American Planning Association meeting on July 28, 2016.

VII. Items to be Scheduled

None

VIII Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 7:05 p.m.