



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, September 21, 2016

5:30 PM

Council Chambers

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

A quorum was established with Commissioner Williams absent.

#### II. Approval of Minutes

##### 1. [16-1138](#) Regular Meeting Minutes of September 07, 2016

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

#### III. Public Hearing Agenda Items

##### A. Plats

##### New Plats

Renissa Garza Montalvo, Development Services, read items "2 & 3" 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 public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2 & 3" was made Vice Chariman Villareal and seconded by Commissioner Baugh. The motion passed.

##### 2. [16-1139](#) **0716092-NP057 (16-21000038)** FLAHERTY TRACT, BLOCK 1, LOT 1 O.C.L (FINAL - 5.49 ACRES) Located south of F.M. Road 43 and west of CR 47.

##### 3. [16-1140](#) **0716091-NP056 (16-20000006)** RANGELAND TERMINAL BLOCK 1, LOTS 1, 2 & 3 (PRELIMINARY - 183.76 ACRES) Located south of Alpine Street and west of Manning Road.

### Time Extension

4. [16-1141](#)

**0915125-NP096 (15-21000036)**

**LA COSTA BUSINESS PARK (FINAL - 11.33 ACRES)**

Located east of South Staples Street and north of Wooldridge Road.

Ms. Garza Montalvo read item “4” into record as shown above. She informed the Commission that the plat was originally approved on October 21, 2015. This is the second time extension request for the project. The applicant is requesting a six month time extension as the developer has not been able to obtain a contractor until recently. A contractor is now ready to start but the developer will need more time to get the contractor started in earnest with the improvements.

After Staff’s presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item “4” was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed with Commissioner Hastings abstaining.

B. **Zoning**

### New Zoning

5. [16-1142](#)

**Case No. 0916-02 - Dawn Melancon:** A change of zoning from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District. The property to be rezoned is described as being a 0.344-acre tract of land out of Lot 16, Section 56, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of South Padre Island Drive (Hwy 358) and East Lakeside Drive.

Brenda Joyas, Development Services, read item “5” into record as shown above. Ms. Joyas presented several aerial views of the subject property. She informed the Commission that there is no current development plan. The applicant is proposing to rezone the property to attract potential buyers with greater opportunity on a commercially zoned property. She stated that zero public notices were returned in favor or opposition. The proposed rezoning complies with the Comprehensive Plan. It is staff’s opinion that the proposed rezoning would benefit the surrounding area and is consistent with the Future Land Use Plan’s designation of the property as commercial.

A “CG-1” District would allow commercial development in an existing underutilized area. Staff recommends approval of the requested change of zoning.

After Staff’s presentation concluded, Chairman Ramirez opened the public hearing. Doug Cavazos at 950 E. Lake Side Drive, addressed the Commission and explained how he is opposed to the change of zoning request along with many of his neighbors in the area.

The applicant, Carl Tomlinson at 1234 Laguna Shores Road, addressed the Commission and stated he is in favor of the rezoning request and feels the

property is suitable for the designation.

The owner, Dawn Melancon, addressed the Commission and gave a brief history of the property. She asked the Commission to consider the change of zoning request.

With no one else coming forward, the public hearing was closed. A motion to approve item "5" was made by Commissioner Lippincott and seconded by Commissioner Baugh. The motion passed.

6. [16-1143](#)

**Case No. 0916-03 - Palm Land Investments, Inc.:** A change of zoning from the "RS-4.5" Single-Family 4.5 District to the "RS-TH" Townhouse District. The property to be rezoned is described as being an 8.63-acre tract of land out of the north portion of Lot 3, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Holly Road, approximately 1,307 feet east of Rodd Field Road.

Ms. Joyas read item "6" into record as shown above. Ms. Joyas presented several aerial views of the subject property. The purpose of the request is to allow construction of 64 residential townhouses with single ingress/egress from Holly Road. She stated that zero public notices were returned in favor or opposition. The proposed rezoning complies with the Comprehensive Plan. The property to be rezoned is not consistent with the Future Land Use Plan's designation of the property as a low density residential use, however, the location on a future arterial road is appropriate for medium density residential uses and townhouses help buffer single-family uses from future multifamily uses to the west. It is staff's opinion that the rezoning will not have a negative impact upon the surrounding neighborhood. Staff recommends approval of the requested change of zoning.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. Commissioner Baugh made a motion to approve item "6" and Vice Chairman Villarreal seconded. The motion passed with Commissioner Hastings abstaining.

#### IV. Director's Report

Dan McGinn, Interim Director of Development Services, updated the Commission on City Council action items which occurred on September 20, 2016. He also reminded the Commissioners about the reception to be held on September 22, 2016, in honor of City Board and Commission service members. Ms. Garza Montalvo informed the Commission of upcoming American Planning Association (APA) workshops and also a monthly Texas APA chapter meeting.

#### V. Items to be Scheduled

None.

#### VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:30 p.m.