



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, January 11, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Ramirez called the meeting to order and a quorum was established with no absences.

II. Approval of Minutes

1. [17-0034](#) Regular Meeting of December 14, 2016

Motion to approve item "1" was made by Vice Chairman Villarreal 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, 4, 5, 6 & 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 public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6 & 7" was made Commissioner Dibble and seconded by Commissioner Crull. The motion passed with Commissioner Hastings abstaining from items "2" and "3".

2. [17-0035](#) **1116145-P056 (16PL1010)**
SANDY CREEK TOWNHOMES, BLOCK 1, LOT 1 (FINAL - 9.497 ACRES)
Located south of Holly Road and east of Rodd Field Road.
3. [17-0036](#) **1116144-P055 (16PL1008)**
PARKVIEW UNIT 3 (FINAL - 8.397 ACRES)
Located south of Holly Road and west of North Oso Parkway.

4. [17-0037](#) **1016127-P049 (16-22000048)**
FLOUR BLUFF ESTATES, BLOCK H, LOT 22D & 22E (FINAL - 0.319 ACRES)
Located west of Admiral Drive and south of Melody Lane.
5. [17-0038](#) **1016133-P052 (16-22000051)**
SAN CRISTOBAL ESTATES AT TERRA MAR- UNIT 3 (FINAL - 3.027 ACRES)
Located south of Wooldridge Road and west of North Oso Parkway.
6. [17-0039](#) **1016133-P051 (16-22000050)**
SALIDA DEL SOL AT TERRA MAR- UNIT 2 (FINAL - 6.43 ACRES)
Located south of Wooldridge Road and west of North Oso Parkway.
7. [17-0042](#) **16PL1016**
GUSTO SUBDIVISION, BLOCK 1, LOT 1R (REPLAT - 1.53 ACRES)
Located at the southeast corner of Wooldridge Road and South Staples Street.

Time Extension

8. [17-0041](#) **061670-P032 (16-22000030)**
DON PATRICIO, BLOCK 6, LOT 1R (REPLAT .066 ACRE)
Located west of Waldron Road and south of Don Patricio Road.
- Ms. Garza Montalvo read item "8" into record as shown above. She informed the Commission the plat was originally approved on July 27, 2016. This is the first time extension request for the project. The applicant is requesting a six month time extension because the owner is in the process of applying for a Waiver of Wastewater Construction and acreage fee exemption request.
- 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 "8" was made by Commissioner Baugh and seconded by Commissioner Lippincott. The motion passed.

B. Zoning

New Zoning

9. [17-0043](#) **Case No. 0117-01 - SuperElite, LLC:** A change of zoning from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay. The property to be rezoned is

described as Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre Lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.

Andrew Dimas, Development Services, read item “9” into record as shown above. He presented several aerial views of the subject property. He stated the purpose of the rezoning request is to allow the development of a 27-unit single-family development. Mr. Dimas clarified that the development would not be intended for short-term rentals but for permanent housing.

He informed the Commission that one public notice was returned in favor and zero public notices were returned in opposition. Staff recommends approval of the requested change of zoning with the following special conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The property must have a minimum of 73 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 16 feet.
6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate “Fire Lane/No Parking.”
8. **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

After Staff’s presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff’s recommendation for item “9” was made by Commissioner Lippincott and seconded by Commissioner Williams. The motion passed.

10. [17-0044](#)

Case No. 0117-02 - Carriage Management, Inc: A change of zoning from the "RM-AT" Multifamily AT District to the "RS-10/SP" Single-Family 10 District with a Special Permit. The property to be rezoned is described as Seaside Subdivision and Riviera Condo, Block 1, Lot 6B, located on Ocean Drive between Robert Drive and Airline Road.

Brenda Joyas, Development Services, read item "10" into record as shown above. She presented several aerial views of the subject property. She stated the purpose of the rezoning request is to construct an event center where families may gather after funeral services. The applicant is proposing to incorporate the 2.24 acre property into the adjoining cemetery property. Staff recommends approval of the requested change of zoning. Ms. Joyas continued to the next item's presentation since it is for the same applicant.

11. [17-0045](#)

Case No. 0117-03 - Carriage Management, Inc: A change of zoning from the "RM-AT" Multifamily AT District to the "RS-10/SP" Single-Family 10/SP District. The property to be rezoned is described as Seaside Subdivision, Block 2, Lots 1 and 2, located on Ocean Drive between Robert Drive and Airline Road.

Ms. Joyas read item "11" into record as shown above. She presented several aerial views of the subject property. The owner will be moving their corporate offices and two chapels from the central back property to front upon Ocean Drive. The applicant is proposing to incorporate the 3.10 acre property into the adjoining cemetery property. A Special Permit is required for cemeteries to expand to adjacent property and the property would need to abide by any and all statements for development by the Unified Development Code pertaining to cemeteries and their use. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Ramirez opened the public hearing for both items "10" and "11". Vimal Patel at 4333 Ocean Drive (Catalina Motel) addressed the Commission and wanted clarification regarding placement of the burial plots. His property is next door to the subject property. He also had additional questions regarding potential increase of traffic and noise.

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

A motion to approve Staff's recommendation for item "11" was made by Commissioner Baugh and seconded by Vice Chairman Villarreal. The motion passed.

12. [17-0046](#)

Case No. 0117-04 - Palm Land Investment, Inc: A change of zoning from the "RS-4.5" Residential Single Family District to the "RS-TH" Residential Townhouse District. The property to be rezoned is described as being a 5.824 acre tract of land of a portion of Flour Bluff

and Encinal Farm and Garden Tract, Section 26, Lots 10 and 11, located west of Oso Parkway and south of Dove Hollow Drive.

Laura Sheldon, Development Services, read item “12” into record as shown above. She presented several aerial views of the subject property. She stated the purpose of the rezoning request is to develop 37 townhomes with a proposed density of 6.35 units per acre. The proposed rezoning to the “RS-TH” Residential Townhouse District is consistent with Plan CC and the Future Land Use Map which identifies the area as Medium Density Residential. The proposed rezoning is a decrease in housing density and infill in existing neighborhoods or adjacent to existing neighborhoods is encouraged. She informed the Commission that zero public notices were returned in favor or in opposition. Staff recommends approval of the requested change of zoning.

After Staff’s presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff’s recommendation for item “12” was made by Commissioner Crull and seconded by Vice Chairman Villarreal. The motion passed with Commissioner Hastings abstaining.

13. [17-0047](#)

Case No. 0117-05 - George Tintera and Ping Jung Tintera: A change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District. The property to be rezoned is described as being a 1.776 acre tract of land of a portion of Wade Riverside Subdivision, Section 4, located on the south side of Northwest Boulevard between Carousal Drive and County Road 73.

Ms. Sheldon read item “13” into record as shown above. She presented several aerial views of the subject property. She stated the purpose of the rezoning request is to develop a 9,100 square foot Dollar General Store. She informed the Commission that Commercial development is existing along Northwest Boulevard. The development would accommodate the continuous growth and could provide for locational needs. She informed the Commission that zero public notices were returned in favor or in opposition. Staff recommends approval of the requested change of zoning.

After Staff’s presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff’s recommendation for item “13” was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. The motion passed.

C. [16-0788](#)

Utility Master Plans for Areas South of Oso Creek

Dan McGinn, Assistant Director of Planning and Environmental and Strategic Initiatives, presented item “C”. Mr. McGinn informed the Commission that this is a follow-up presentation with regards to City Council feedback. The scope and study of the area has been reevaluated and reduced from the original assessment. Mr. McGinn went over the existing conditions of the London Area. The study area is currently designated as Planned Development on the Future Land Use map, this option will allow Staff to update the Area Development Plan so a more comprehensive utility plan can be developed. He also informed the Commission that Utility Master Plans identify technical

requirements and it does not identify areas that will be annexed, address costs/reimbursement to developers or set policies related to growth.

At this point, Mr. McGinn handed the presentation over to Gabriel Hinojosa with the Utility Department to go over the technical aspects of the wastewater and stormwater master plan documents. He explained that one lift station would service the study area and indicated on the plan where it will be located. He also went over the estimated cost to developers and cost per house hold associated with the lift station and utility development.

Mr. McGinn added that this item will be brought forth to the Commission again, tentatively, at the regularly scheduled Planning Commission meeting of January 25, 2017. He will also be meeting with the stakeholders that are involved in this process for more feedback.

After Staff's presentation, Chairman Ramirez opened the public hearing. Jimmy Dodson at 4222 FM 665 addressed the Commission. He stated that he owns two tracts of land in the study area. He feels the concept presented is a good start but hopes it will be further extended in the future and is happy to see that the area is finally being planned.

Bill Brown at PO Box 3229 addressed the Commission and expressed his idea of what a master plan of the area should include. He informed the Commission that his family own about 1,000 acres of land in the London Area and feels the City needs to act quickly to accomplish this goal.

With no one else coming forward, Chairman Ramirez closed the public hearing. No action was taken on this item.

IV. Director's Report

Julio Dimas, Interim Director of Development Services, informed the Commission that Backflow devices may be a future agenda item brought forth to the Commission. He also asked the Commissioners to consider a special meeting to be scheduled January 18, 2017, for an item that did not make today's agenda and to accommodate the applicant's request.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:47 p.m.