



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

---

Wednesday, October 4, 2017

5:30 PM

Council Chambers

---

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

The meeting was called to order by Commissioner Crull and a quorum was established with Commissioner Hovda, Commissioner Dibble, Vice Chairman Lippincott and Chairman Villarreal absent.

#### II. Approval of Minutes

1. [17-1261](#) Regular Meeting Minutes of September 20, 2017  
  
Commissioner Schroeder had a correction to the minutes for items "9" and "10". A motion to approve item "1" was made by Commissioner Hastings and seconded by Commissioner Williams. The motion passed.

#### III. Public Hearing Agenda Items

##### A. Plats

##### New Plats

2. [17-1262](#) **17PL1095**  
DEL MAR BLOCK 34, LOT 9A (FINAL REPLAT - 0.250 ACRE)  
Located east of Brownlee Street and north of Del Mar Boulevard.
3. [17-1264](#) **17PL1093**  
SANDY CREEK UNIT 4 (FINAL - 9.732 ACRES)  
Located south of Holly Road and east of Rodd Field Road.
4. [17-1265](#) **17PL1074**  
SOUTH SHORE COURTYARDS (REPLAT - 7.858 ACRES)  
Located South of Ocean Drive and west of Ocean View Place.

5. [17-1266](#)      **17PL1089**  
ROYAL OAK UNIT 1 (FINAL - 20.55 ACRES)  
Located south of Leopard Street and west of Rand Morgan Road (FM 2922).
6. [17-1267](#)      **17PL1066**  
STARLITE ESTATES (PRELIMINARY - 57.21 ACRES)  
Located south of Yorktown Boulevard and east of Fred's Folly Drive.
7. [17-1268](#)      **17PL1098**  
NORTHWEST ESTATES, BLOCK 10, LOTS 1A & 1B (REPLAT - 3.95 ACRES)  
Located north of Northwest Boulevard and west of River Hill Drive.
8. [17-1269](#)      **17PL1096**  
PARK PID (PRELIMINARY - 16.47 ACRES)  
Located south of Bates Drive and east of North Padre Island Drive and west of Flato Road.

Commissioner Crull asked Buck Brice, City Attorney, to make a statement to the public concerning the Planning Commission's responsibility with regards to subdivision plats. Mr. Brice stated that platting is an administrative function of the City. It is required by state law that the role of the Planning Commission is to approve plats/replats that satisfy all applicable regulations(UDC). The plat/replat is deemed automatically approved if no action has taken place within thirty days.

Ratna Pottumuthu, Development Services, read items "2, 3, 4, 5, 6, 7 & 8" into record as shown above. Ms. Pottumuthu 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, Commissioner Crull opened the public hearing. Dorothy Spann at 502 Del Mar Avenue addressed the Commission and expressed her support for item "2".

The following citizens addressed the Commission and expressed their opposition to item "4".

Troy Barton at 202 Ocean View Place  
Jason Pitarra at 241 Ocean View Place  
Tom Smith at 244 Ocean View Place  
Terri Salas at 235 Ocean View Place  
Gerry Jimenez at 215 Ocean View Place  
Justin Lightsey at 210 Ocean View Place

Mark Segrest at 201 Ocean View Place  
Arnold Gonzalez at 110 Ocean View Place  
Eileen Trammel at 225 Ocean View Place

The majority of opposing citizens feel that adding new homes would further exacerbate issues with regards to aging infrastructure/sewer and stormwater lines which cause flooding. They also feel that an increase in traffic will cause safety issues with children at play; an increase in off-street parking can block emergency vehicle access. There were additional suggestions for alternative options of egress/ingress for the proposed project. Ongoing construction would be a nuisance if a time-line is not enforced. They feel their quality of life will be impacted and an environmental study was requested. They questioned if Staff has done their due diligence in reviewing technical requirements.

With no one else coming forward, the public hearing was closed. The Commission asked Staff to confirm that technical requirements have been met. Staff reassured the Commission that they will do their due diligence, along with the engineer of record, in reviewing public improvement plans for the proposed project. It was noted that there are no stormwater improvements proposed for the project.

A motion to approve items "2, 3, 4, 5, 6, 7 & 8" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed with Commissioner Hastings abstaining from item "3".

### Time Extensions

9. [17-1270](#)

**17PL1021**

**SUMMER BREEZE ESTATE PHASE 2, BLOCK 1, LOTS 1-10 (FINAL - 18.248 ACRES)**

Located west of Flour Bluff Drive and north of Yorktown Boulevard.

Ms. Pottumuthu read items "9" into record as shown above. She informed the Commission the plat was originally approved on April 05, 2017. The applicant is requesting a six month time extension. This is the first extension request for the plat. The construction plans for the plat have been approved and the applicant will be progressing into the Bid & Construction phase.

After Staff's presentation, Commissioner Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "9" was made by Commissioner Schroeder and seconded by Commissioner Williams. The motion passed.

10. [17-1271](#)

**17PL1010**

**AIRLINE ESTATES (FINAL - 24.655 ACRES)**

Located east of Rodd Field Road and north of Yorktown Boulevard.

Ms. Pottumuthu read item "10" into record as shown above. She informed the Commission the plat was originally approved on April 05, 2017. The applicant is requesting a six month time extension and this is the first request. The applicant is working with the City on the Public Improvement plan approval.

After Staff's presentation, Commissioner Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "10" was made by Commissioner Schroeder and seconded by Commissioner Williams. The motion passed.

11. [17-1273](#)

**0315040-NP034 (15-21000014)**

**FLOUR BLUFF ESTATES, BLOCK J, LOT 8A (FINAL REPLAT - 1.02 ACRES)**

Located east of Waldron Road between Admiral Drive and Recreation Drive.

Ms. Pottumuthu read item "11" into record as shown above. The Planning Commission originally approved the referred plat on February 24, 2016. First extension was granted on September 07, 2016 and the second extension was granted on March 22, 2017. This is the third, six month time extension request. Previous extension requests involved the timing of a utility easement closure associated with the plat that required the relocation of an existing line which took longer than anticipated and is now complete. The owner has paid off the lien on the property and is in the process of obtaining a release of a lien document so the plat can be filed without the lenders signatures.

After Staff's presentation, Commissioner Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "11" was made by Commissioner Schroeder and seconded by Commissioner Williams. The motion passed.

**Construction Waiver/Lot & Acreage Fee Exemption Requests**

12. [17-1214](#)

**17PL1063**

**OSO GEORGE VILLAGE UNIT 2 (FINAL - 47.58 ACRES)**

Located north of Yorktown Boulevard and west of Roscher Road. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Ms. Pottumuthu read item "12" into record as shown above. This item was originally tabled from the Planning Commission meetings of August 23, 2017, September 6, 2017 and September 20, 2017 as the Commission requested that a construction cost estimate be provided. She presented an aerial view of the property along with a preliminary exhibit showing the proposed infrastructure improvements. The preliminary cost estimate for the proposed improvements is \$2,767,918.50. At the request of the Commission, Staff researched the potential lot/acreage fee revenue for unplatted properties in the specified Wastewater service area. The Approximate, potential wastewater acreage fees generated in the service area for 322 acres is \$ 505,862. Approximately 15% of lots in the service area are platted. The rest of the lots are vacant or agricultural. Staff recommends approval of the waiver for Wastewater infrastructure and Wastewater lot/acreage fee exemption.

Commissioner Williams brought up concerns regarding the Laguna Madre if septic systems will continue to be utilized in the area; feels septic systems should no longer be utilized in the area. Commissioner Crull feels that the lot/acreage fees need to be adjusted to recognize the cost of the lift station in the Master Plan for the London area.

After Staff's presentation, Commissioner Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "12" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed with Commissioners Hastings and Williams abstaining.

## **B. Zoning**

### **New Zoning**

#### **13. [17-1274](#)**

**Case No. 0917-02 - Ardoin Inc:** A change of zoning from the "CG-2/SP" General Commercial District with Special Permit to the "IL" Light Industrial District. The property to be rezoned is described as Suntide Industrial Park Block 2, Lot 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road.

Laura Sheldon, Development Services, read item "13" into record as shown above and informed the Commission that the applicant has requested to table the item. A motion was made by Commissioner Hastings to table item "13" and it was seconded by Commissioner Williams. The motion passed.

#### **14. [17-1275](#)**

**Case No. 0917-04 - Eugene Guernsey and Celeste Guernsey:** A change of zoning from the "RS-6" Single Family District to the "ON" Neighborhood Office District. The property to be rezoned is described as being 0.655 acres out of 26.32 acres of U Lott Tract, located on the south side of Staples Street, east of Casa Linda Drive, and west of Hayward Drive.

Ms. Sheldon read item "14" into record as shown above and presented several aerial views of the subject property. She stated the purpose of the rezoning request is for the construction of two office buildings. She informed the Commission that one public notice was returned in favor and zero were returned in opposition. She went over the UDC requirements and the zoning pattern for the surrounding area. Staff recommends approval of the proposed rezoning as it is compatible with PlanCC, Southeast Area Development Plan (ADP) and neighboring properties; with the general character of the surrounding area.

After Staff's presentation, Commissioner Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "14" was made by Commissioner Schroeder and seconded by Commissioner Williams. The motion passed.

**15. [17-1276](#)**

**Case No. 0917-05 - AN Corpus Christi Chevrolet, LP:** A change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as 3.17 acres out of Lot 1-R, Block 2, Woodlawn Estates Unit 3, located on the north side of South Padre Island Drive, east of Airline Road, and west of Nile Drive.

Andrew Dimas, Development Services, read item “15” into record as shown above. He stated the purpose of the rezoning request is for the addition of a reconditioning center including an accessory paint booth to an existing car dealership (AutoNation). The subject property was rezoned in 1996 for the dealership and collision center. According to the former Corpus Christi Zoning Ordinance, under the “B-3” Business District, “Automobile service, painting and body work are permitted as an accessory use within an enclosed building when associated with auto sales establishment.” In 2011, when Corpus Christi adopted the UDC, it re-established the zoning as CG-1 which only allows “Vehicle Service, Limited” or minor repairs.

Mr. Dimas presented an aerial overview of the subject property along with the existing and future land use maps. He went over the UDC requirements and zoning patterns for the surrounding area. The property to the north was initially rezoned with a Special Permit in 2010 to allow for an extra parking area with a detention pond. This property is designed to act as a buffer between the vehicle sales complex and the residential neighborhood to the east. He also presented a site plan and a building plan to show where the paint booth will be located inside the building. He informed the Commission that two public notices were returned in opposition of the proposed rezoning request and zero notices were returned in favor. Staff recommends denial of the change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District and, in lieu thereof, approval of the “CG-1” General Commercial District with a Special Permit (SP) with the following conditions.

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Vehicle Service, Heavy” as defined by the Unified Development Code (UDC). All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
2. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Saturday.
3. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Outdoor Paging Systems/Intercom Systems:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
6. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special

Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff's presentation, Commissioner Crull opened the public hearing. Cindy English at 1309 Aswan Drive, addressed the Commission and expressed her opposition to item "15" stating noise concerns. With no one else coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "15" was made by Commissioner Schroeder and seconded by Commissioner Baugh. The motion passed.

**IV. Director's Report**

**V. Items to be Scheduled**

None.

**VI. Adjournment**

There being no further business to discuss, Commissioner Crull adjourned the meeting at 6:35 p.m.