



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes Planning Commission

Wednesday, May 16, 2018

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Approval of Minutes

1. [18-0606](#) Regular Meeting of May 02, 2018

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

III. Public Hearing (Items 2 - 5) - Discussion and Possible Action

A. New Plats

2. [18-0607](#) 18PL1028 BESSAR PARK, BLOCK 3, LOTS 6RR AND 7R (REPLAT - 0.45 ACRES)

Located east of Santa Fe Street and south of Indiana Avenue.

3. [18-0608](#) 18PL1027 CIMARRON LAKE ESTATES, BLOCK 1, LOTS 26RR AND 27RR (REPLAT - 0.34 ACRES)

Located north of Yorktown Boulevard and east of Cimarron Boulevard.

4. [18-0609](#) 18PL1009 PUERTO LOS CABALLEROS TRACT, BLOCK 1, LOT 1 (FINAL - 39.75 ACRES)

Located east of CR 73 and south of Northwest Boulevard (FM 624)

Greg Collins, Development Services, read items "2, 3 & 4" into the record as shown above. Mr. Collins 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 Villarreal opened the public hearing. Ron Stallings at 216 Indiana Avenue addressed the Commission and stated that he,

along with other neighbors in the subdivision, are opposed to plat item "2", specifically because of a claimed deed restriction.

Representing the owner of the subject property for plat item "2", Sarah Graham at 7005 Ashdown Drive, addressed the Commission to give some background information. She stated the owners purchased the property over a year ago and it was originally two lots at the time of purchase. The owners previously went through and completed the platting process to combine the lots. Since then, the owners have experienced some complications with accomplishing their original development plans and have chosen to revert back to two lots in order to develop one residential property on one lot and sell the other.

With no one else coming forward, the public hearing was closed. Chairman Villarreal asked Mr. Collins if he could explain the plat review process so there is no misinterpretation moving forward. He went into detail regarding the plat review process and added that the subject plat is currently located in the zoning district of "RS-6" Single-Family Residential. The "6" in "RS-6" stands for 6,000 square feet which is the minimum lot area requirement for the "RS-6" district. The subject plat has a proposed lot size for each lot that satisfies the minimum lot area requirement for "RS-6" zoning. He stated that each lot also satisfies the minimum set-back requirements for the "RS-6" zoning district. With regard to State Law, Mr. Collins stated there is little discretion in terms of a final action of approval if the plat complies with the City's UDC and State Law. Mr. Collins reiterated that Staff has thoroughly evaluated the plat and determined that it abides by UDC/State Law requirements.

Commissioner Dibble asked for clarification regarding the claimed deed restriction which was mentioned during public comment. Mr. Collins responded that there is a provision in Article I of the UDC which states that the City, when evaluating a project, will take into account a more restrictive plat requirement, which a land developer has placed on the plat. In response to questions from Commissioner Crull, Mr. Collins stated that the original plat from 1936 showed lot widths of 75 feet and lot depths of 140 feet for the subdivision, and this proposed replat for these two lots dictates slightly smaller lot widths of 70 feet, and the same lot depth of 140 feet. In response to Commissioner Crull's question, staff confirmed that, absent a homeowners' association, anybody subject to deed restrictions can follow some legal process to enforce deed restrictions. Commissioner Williams asked about, and the commissioners discussed, the orientation of a house, since demolished, that previously had been situated on the property.

After all comments/discussion by Commissioners concluded, Chairman Villarreal called for a motion. A motion to approve items "2, 3 & 4" was made Commissioner Crull and seconded by Vice Chairman Lippincott. The motion passed.

B. New Zoning

5. [18-0610](#)

Public Hearing - Rezoning Property at or near 9630 Compton Road

Case No. 0518-01 - Suncrest Constrution, Inc:

Ordinance rezoning property at or near 9630 Compton Road (located on the north side of Compton Road, east of Flour Bluff Drive, and west of Central Street), "CG-1" General Commercial District and "RE" Residential Estate District to the "RS-22" Single-Family 22 District.

Andrew Dimas, Development Services, read item "5" into record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He stated the purpose of the rezoning request is to allow for the construction of a single-family residence. He informed the Commission that zero public notices were returned in favor or in opposition of the change of zoning request. He also went over the zoning patterns for the surrounding area along with the UDC requirements for the change of zoning request. He explained to the Commission that the application is for the "RS-22" district versus the "RE" district because the property is 18 square feet short of equaling an acre, therefore it does not meet the one acre standard requirement for the "RE" category. Mr. Dimas also presented a site plan of the proposed home which meets the same design standards as an "RE" district and also the adjacent properties to the east. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Staff responded to Commissioners questions then Chairman Villarreal opened the public hearing. With no one coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "5" was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed.

IV. Director's Report

Nina Nixon-Mendez, Director of Development Services, introduced Renissa Garza-Montalvo, Assistant Director - Parks & Recreation, so that she could make an announcement on behalf of the Parks and Recreation Department. Ms. Garza-Montalvo gave the Commissioners a schedule of upcoming meeting dates regarding the Parks Master Plan update. She encouraged the Commission to attend the meetings for this ongoing project so that they could submit their input. In response to Commissioner questions, Ms. Nixon-Mendez and Commissioners discussed zoning case process, and applicant questions about the speed and time frame for zoning cases.

V. Items to be Scheduled

None.

VI. Adjournment of Planning Commission Meeting

There being no further business to discuss, Chairman Villarreal adjourned the Planning Commission meeting at 6:07 p.m.

VII. Convene Airport Zoning Commission Meeting (Planning Commission)

Chairman Villarreal called the meeting to order at 6:07 p.m. and a quorum was established with no absences.

6. [18-0416](#)**Discussion and Possible Action Adopting the Airport Zoning Commission Bylaws**

Dan McGinn, Assistant Director of Planning & Environmental/Strategic Initiatives, presented item "6" as shown above and briefly stated that the effort to create the Airport Zoning Commission (AZC) was initially presented last Fall by Fred Segundo, Director of Aviation, and was approved by City Council. The next steps to be taken are to adopt the AZC Bylaws and elect a Chairman/Vice Chairman. He asked the Commissioners if they had any questions and concerns regarding the bylaws and there were none. A motion to approve item "6" was made by Commissioner Crull and seconded by Commissioner Hovda. The motion passed.

7. Discussion and Possible Action on the Election of Officers - Chairman & Vice Chairman

A motion was made by Commissioner Crull to nominate Commissioner Villarreal as Chairman of the AZC and Commissioner Lippincott as Vice Chairman of the AZC. The motion was seconded by Commissioner Schroeder and the motion passed. It was noted that another election of officers for the AZC will need to take place in the first meeting of August 2018 as Commissioner Lippincott's term will end.

VIII. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the AZC meeting at 6:10 p.m.