



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, October 31, 2018

5:30 PM

Council Chambers

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

Chairman Villarreal called the meeting to order and a quorum was established with Commissioners Hovda, Ezell and Dibble absent.

#### II. Opening Statement

#### III. Approval of Absences - Chairman Villarreal & Commissioner Ezell

A motion to excuse the absences listed above was made by Vice Chairman Crull and seconded by Commissioner Baugh. The motion passed.

#### VI. Approval of the Regular Meeting Minutes of October 17, 2018

A motion to approve the minutes was made by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed.

#### V. [18-1376](#)

Approval of the 2019 Planning Commission & Airport Zoning Commission Meeting Calendar

A motion was made by Commissioner Baugh to approve the calendar as presented. The motion was seconded by Commissioner Schroeder and the motion passed.

#### VI. Public Hearing (Items A & B) - Discussion and Possible Action

##### A. Plats

##### Time Extension

#### 1. [18-1377](#)

**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 item "1" into record as shown above. The Planning Commission originally approved the plat on May 16, 2018 (expires on November 16, 2018) and this is the first request for an extension. The applicant is requesting a six-month time extension as a deferment agreement and a wastewater waiver/exemption have been submitted and are currently being processed. Additionally, waterline construction plans have

been submitted for review to River Acres Water Supply Corporation. If approved, the new expiration date will be May 16, 2019. After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "1" was made by Commissioner Schroeder and seconded by Commissioner Baugh. The motion passed.

### Deferment Agreement

2. [18-1378](#)

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).

Bill Green, Assistant Director of Development Services, presented item "2" for the record as shown above. Puerto Los Caballeros, LLC, is required to install approximately 3,200 linear feet of 6-inch waterline extension to provide adequate water service to the proposed commercial development of 39.75 acres. Per UDC Section 8.1 Puerto Los Caballeros, LLC is obligated to construct waterline public improvements. Mr. Green presented an aerial view of the subject property to show the location and the boundary of the River Acres Water District. River Acres Water System, the utility provider, has authorized service to the property. River Acres Water System will approve plans for construction and inspect and accept the public improvements. Approved construction drawings must be provided by owner for review and acceptance by the City's Development Services Engineer. Since the subject property is being served by River Acres Water System, and the City will not be accepting the infrastructure, the owner requests deferment of the public improvements without a financial security. Staff confirmed that the subject property is not in the Certificate of Convenience and Necessity. Staff recommends approval of the proposed Deferment Agreement as the requirements are in compliance with the UDC Section 8.1. The approval of the Deferment Agreement is expressly conditioned upon the Owners' compliance with the following requirements:

- a. Public improvements shall be constructed in accordance with the River Acre Water System engineering standards in effect at the time of construction and in accordance with the construction drawings. Detailed construction drawings must be provided by the Owner for review by the City's Development Services Engineer.
- b. No building permit for vertical structures shall be issued for all or any portion of the real property that is subject of the Plat until the Deferred Improvements are constructed, installed in working order, and accepted by the River Acres Water System in accordance with the provisions of the Agreement.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Discussion took place regarding the layout of utilities in the subject area and fire protection. After comments/questions concluded, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "2" as presented was made by Commissioner Baugh and seconded by Vice Chairman Crull. The motion passed.

**New Plats**

Mr. Collins read items “3, 4, 5, 6, 7 & 8” into the record as shown below. 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. Diane LaRue at 426 Cape Lookout Drive addressed the Commission and stated that she owns property adjacent to the subject property. She is concerned about an increase in property taxes and the decrease in the value of her property with the future proposed construction for item “3”. She felt that the proposed platting will change the configuration of the neighborhood. She said that her property is currently for sale, below market value. With no one else coming forward, the public hearing was closed. A motion to approve items “3, 4, 5, 6, 7 & 8” was made Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

3.     [18-1379](#)                   18PL1092  
                                  BESSAR PARK LOTS 17 & 18 (REPLAT - 0.80 ACRE)  
                                  Located north of Melrose Street and east of Santa Fe Street.
  
4.     [18-1380](#)                   18PL1032  
                                  CALLEN ELEMENTARY SCHOOL TRACTS (PRELIMINARY - 63.24  
                                  ACRES)  
                                  Located north of Northwest Boulevard and Hazel Bazemore Road (CR 69).
  
5.     [18-1381](#)                   18PL1075  
                                  CAYO DEL OSO SUBDIVISION SECTION 3 (FINAL - 8.55 ACRES)  
                                  Located south of Oso Parkway and east of Brooke Road.
  
6.     [18-1382](#)                   18PL1099  
                                  LAGUNA BUSINESS CENTER, BLOCK G, LOT 1 (10.61 ACRES)  
                                  Located west of Waldron Road and south of Compton Road.
  
7.     [18-1383](#)                   18PL1103  
                                  VALADEZ SUBSTATION, LOT 1 (FINAL - 10.80 ACRES)  
                                  Located north of Brooke Road and west of Rodd Field Road.
  
8.     [18-1384](#)                   18PL1090  
                                  WOOD ESTATES UNIT 4, BLOCK 50, LOT 10R (REPLAT - 0.58  
                                  ACRES)  
                                  Located north of Northwest Boulevard (FM 624) and west of Wood River Drive.

**B. Zoning****9. [18-1385](#) Public Hearing - Rezoning Property at or near 10001 and 10009 Compton Road.****Case No. 1018-04 - MVR Construction Company:**

Ordinance rezoning property at or near 10001 and 10009 Compton Road (located on the south side of Compton Road, east of Flour Bluff Drive, and west of First National Drive) from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District.

Andrew Dimas, Development Services, read item "9" into the 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 single-family homes. He informed the Commission that zero public notices were returned in favor or opposition of the change of zoning request. He went over the zoning patterns for the surrounding area along with the UDC requirements for the change of zoning request. He also discussed municipal facilities that are available to the subject property. He presented a preliminary site plan. The proposed development is a 5.269-acre tract with a proposed 11 units which is below the maximum recommended density of 15.8 units. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Discussion took place regarding the width of the lots and drainage right-of-way. After Commissioner comments/questions concluded, Chairman Villarreal opened the public hearing. Richard Bell at 10014 Compton Road addressed the Commission to state his opposition. He felt that the property should remain the "RE" district because that is the aesthetic of the neighborhood. The applicant, Victor Nazari at 4105 Rayado Creek, addressed the Commission in support of his request. He stated the proposed development will add value to the area as the homes to be built will be high-end and fit the aesthetics of the neighborhood. With no one else coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "9" was made by Chairman Villarreal and seconded by Vice Chairman Crull. The motion passed with Commissioner Schroeder voting "no".

**VII. Director's Report**

Nina Nixon-Mendez, Director of Development Services, informed the Commission that an evaluation of the UDC was initiated back in September to provide recommended revisions with content that is easy to read, address best practices and review zoning provisions. Stakeholder focus group meetings on this topic will be held on December 13, 2018 and December 14, 2018. Staff is asking for two members of the Planning Commission to participate at the meetings. Additionally, Staff is asking for the Planning Commission to appoint two members as stakeholder representatives to participate in the Southside and London Area Development Plans. Stakeholder representative

appointments will be on the next Planning Commission agenda for action.

**VIII. Items to be Scheduled**

None.

**IX. Adjournment**

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:15 p.m.