



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, April 3, 2019

5:30 PM

Council Chambers

I. Call to Order - Roll Call

Chairman Villarreal called the meeting to order at 5:30 p.m. and a quorum was established with Commissioners Dibble and Hovda absent.

II. Opening Statement

III. Approval of Absences: Commissioner Zarghouni

A motion was made by Commissioner Baugh and seconded by Commissioner Ezell to approve the absence listed above. The motion passed.

IV. Approval of Minutes

1. [19-0460](#) Regular Meeting Minutes of March 20, 2019

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

V. Consent Public Hearing: (Items A & B) - Discussion and Possible Action

Chairman Villarreal asked Commissioners if they would like any Consent items pulled to be heard separately during the Public Hearing. Chairman Villarreal pulled item V.A, numbered 2. Chairman Villarreal asked Staff to present the rest of the Consent Agenda, items V.A and V.B, numbered 3 through 12. Greg Collins, Development Services, read items "3 through 12" into the record as shown below. New Plat items "4, 5 & 6", upon satisfaction of the remaining conditions and comments, in the Plat Review Comments document, will satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends conditional approval. New Plat items "7 through 10" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Time Extension items "11 & 12" satisfy all requirements of the UDC and Staff recommends approval.

After Staff's presentation, Chairman Villarreal opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation for items "3 through 12" was made Commissioner Ezell and seconded by Commissioner Baugh. The motion passed.

A. Plat with Variance (Waiver)**2. [19-0364](#) 17PL1059 - HALF STREET REQUEST & RECONSIDERATION OF PLAT****THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)**

Located south of the South of Oso Parkway and east of King Ranch Drive.

A Request for Approval of Half-Street, in Article 8 of the Unified Development Code (UDC).

Mr. Collins read item “2” into the record as shown above. This plat was previously approved by Planning Commission on August 9, 2017. After that approval but before completion of public improvement construction, one land owner on the east side of the Oso Parkway alignment, south of the former King Ranch Drive alignment opted out of the plat. The boundary of the plat was redrawn to exclude this lot.

After Staff’s presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Vice Chairman Crull raised a concern that the revised plat removed full dedication and construction of a section of South Oso Parkway from 80 feet right-of-way (ROW) construction with 40-foot pavement width, to 60-foot ROW with 28-foot pavement width. He characterized the proposed 20 feet reserved for future dedication as a “spite strip”. King Ranch Drive east of South Oso Parkway is proposed to be changed to an access easement varying in width. Mr. Collins stated the owner of Lot 20, Block 13 itself is also responsible for maintenance of the easement along with the lot owners served by the easement. The current developers of this subdivision are providing all the land for the parkway by way of a 60 foot ROW dedication and a 20 foot reserve. The eastern adjacent land owners’ property is already platted. If the eastern adjacent land owner ever decides to replat their property, at that time the 20 foot reserve would become dedicated ROW, and the eastern adjacent landowner would be required to construct the remaining pavement to bring the pavement width to the full 40 feet. Staff has reviewed the request and per the Staff report, recommend conditional approval.

After Commissioner comments/discussion concluded, Chairman Villarreal opened the public hearing. Representing the owner, Chuck Urban with Urban Engineering addressed the Commission. He addressed Vice Chairman Crull’s concerns, explained the reasoning behind the half-street request and read the following note: “The 20’ right-of-way reserve shall be dedicated to the City of Corpus Christi upon the replatting of Lot 21, Block 2, The Coves at Lago Vista Unit 3 and completion of the half street improvements including paving, curbs, sidewalk and hike/bike trail as required by platting.” With no one else coming forward, the public hearing was closed. Vice Chairman Crull made a motion to deny the half street request and conditionally approve the revised plat with the condition that full right-of-way dedication and full construction of South Oso Parkway be required. The motion was seconded by Commissioner Zarghouni. A roll call vote took place with Chairman Villarreal and Commissioners Baugh and Ezell voting “no”. The motion passed.

3. [19-0365](#) **17PL1059 - WASTEWATER FEE EXEMPTION**
THE COVES AT LAGO VISTA UNIT 3C (30.47 ACRES)
Located south of the South of Oso Parkway and east of King Ranch Drive.
A request for an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

B. New Plats Without Variances (Waivers)

4. [19-0466](#) **19PL1007**
STARLIGHT ESTATES UNIT 4 (FINAL - 10.95 ACRES)
Located east of Fred's Folly Drive and south of Yorktown Boulevard.
5. [19-0467](#) **18PL1102**
THE LAKES AT NORTHWEST UNIT 2 (FINAL - 22.23 ACRES)
Located west of FM 1889 and south of Northwest Boulevard (FM 624).
6. [19-0426](#) 19PL1021
TULOSO RESERVE UNIT 1 (FINAL - 13.791 ACRES)
Located east of Rand Morgan Road and north of McNorton Road.
7. [19-0461](#) **19PL1000**
DEL MAR, BLOCK 3, LOT 7AR (FINAL REPLAT - .51 ACRES)
Located north of Lousiana Avenue and east of Santa Fe Street.
8. [19-0464](#) **18PL1135**
DEL MAR COLLEGE WEST (FINAL - 85.34 ACRES)
Located north of Old Brownsville Road and west of Airport Road.
9. [19-0462](#) **18PL1127**
SAN CRISTOBAL ESTATES AT TERRA MAR UNIT 4 (FINAL - 3.182 ACRES)
Located north of north Oso Parkway and west of Luz De Luna Street.
10. [19-0465](#) **19PL1008**
HYDE PARK ADDITION, BLOCK 4, LOT 5R (REPLAT - 0.36 ACRES)
Located south of Doddridge Street and east of Santa Fe Street.

Time Extensions

11. [19-0468](#) **17PL1042**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.
12. [19-0469](#) **18PL1060**
BEHMANN ADDITION, BLOCK 2, LOTS 5 & 6 (FINAL - 8.48 ACRES)
Located north of South Padre Island Drive between Crosstown Expressway and Ayers Street.

VI. Public Hearing: (Item C) - Discussion and Possible Action**C. Tabled Zoning**

13. [19-0428](#) **Public Hearing - Rezoning Property at or near 2110 Laguna Shores Road**

Case No. 0319-02 - B&A Terra Firma Development, LLC:

Ordinance rezoning property at or near 2110 Laguna Shores Road (located on the west side of Laguna Shores Road, north of Hustlin' Hornet Drive, and south of Lola Johnson Road), and south of South Padre Island Drive (State Highway 368)) from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District.

Mr. Collins read item "13" into the record as shown above. He gave a summary of the case which was originally presented at the March 20, 2019 Planning Commission meeting in which the applicant requested to table the case to the next scheduled meeting. The public hearing took place so that members of the public were given an opportunity to voice their concerns. The applicant is requesting to table the case again to the April 17, 2019 Planning Commission meeting. After Staff's presentation, Chairman Villarreal opened the public hearing.

Representing the applicant, Miguel Saldana at 4553 Moonlake Ridge addressed the Commission. Mr. Saldana stated he attempted to schedule a meeting with Mr. Joe Kelly with the Flour Bluff Independent School District (FBISD) and was not able to contact him to discuss their concerns. He is requesting to table the case again and anticipates meeting with Mr. Kelly in the next two weeks. Mr. Saldana said that there would not be a difference in pollution impacts if the property were to be developed as "RE" Residential Estate with single-family homes. He felt the proposed project does not impede

the school's outdoor classes as they currently have access to a majority of the pond. He mentioned that Debra Lane (between Waldron Road and Laguna Shores Road) will relieve traffic issues once it is constructed with the implementation of the Master Transportation Plan. He reiterated the proposed development will be connecting to public wastewater services and will not be utilizing septic systems. He recognized the area is in a flood zone and stated stormwater run-off will be managed with the evaluation of City standards. Vice Chairman Crull brought up the capacity (sufficient depth/size) of the Lola Johnson lift station and whether it can handle the proposed development. Mr. Saldana stated they are looking into that but felt that it is at a sufficient depth. If it is not at a sufficient depth, then the developer would make those provisions. Mr. Saldana confirmed that the proposed project will not include 3-story buildings and the plan is to develop the property similar to the "RM-1" District with less density than the "RM-2" district.

The following members of the public came forward to address the Commission and expressed their opposition to the change of zoning request:

Rebecca Root at 325 Lola Johnson Road
Terry Coburn McCaw 309 Lola Johnson Road
Linda Barganski, Director of Special Programs with FBISD
Katy Doyle, Instructor for the Oceans Classes at FBISD
Darson Aelvoc at 281 Lola Johnson Road
Reinaldo Figueroa at 221 Lola Johnson Road
Carl Schlatter at 251 Amistad Street
Hunter Sturkey 237 Lola Johnson Road

The majority of the comments consisted of the environmental impacts and the preservation of the sensitive wetlands and its wildlife inhabitants such as birds, turtles and fish. The FBISD owns 56 acres that is adjacent to the subject property. They have an Environmental Education Center (Oceans Classes, Junior Master Naturalist Club & Environmental Science Classes) which consists of outdoor classrooms that, weather permitting, routinely use the wetlands; students kayak once a week. Ms. Doyle felt that the ecosystem of the wetlands needs to be undisturbed as it has seen a resurgence of several plant and wildlife species. They also worry about stormwater run-off and want more information on the developer's solution to mitigate the issue. Road conditions on Laguna Shores Road are not suitable to handle an increase of traffic/construction and will cause further deterioration. Current traffic congestion will intensify due to FBISD school hours and affect student's safety; egress/ingress issues in the area will be a struggle. Mr. Schlatter stated that the new development of large apartment complexes has risen greatly, and he does not see the demand as occupancy rates are very low. Other points of concern were the loss of surrounding acreage due to the land being steadily enveloped by the pond, shoreline erosion and debris. They felt the proposed development will have a negative impact on area property taxes. It was also mentioned that Debra Lane is on FBISD property.

With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Baugh to table item "13" to the April 17, 2019 Planning Commission meeting. The motion was seconded by Commissioner Williams. The motion passed with Commissioner Schroeder voting "no" and Commissioner Zarghouni abstaining.

VII. Director's Report

Nina Nixon-Mendez, Director of Development Services informed the Commission that Staff has been receiving feedback on the draft report of the UDC evaluation. Once feedback has been taken into consideration and the draft report is modified, then a presentation of the draft report will be scheduled for the May 15, 2019 Planning Commission meeting. The draft report will be posted on-line at <https://www.cctexas.com/udc>. She also informed the Commission that the Department is undergoing a User Fee Study, the draft report is in the process of being finalized and stakeholder outreach will take place in May. Ms. Nixon-Mendez mentioned that the Department has a Customer Satisfaction survey which is attached to all Staff signatures on email communications and can also be found on our department's website home page. Reports of this survey will be given periodically.

VIII. Items to be Scheduled

None.

IX. Adjournment of Planning Commission Meeting

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