



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, December 18, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Opening Statement

Staff read the opening statement.

III. PUBLIC COMMENT

None.

IV. Approval of Absences: Chairman Crull & Commissioner York

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

V. Approval of Minutes

1. [19-1769](#) Regular Meeting Minutes of December 4, 2019.

Attachments: [MeetingMinutes04-Dec-2019.pdf](#)

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

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

Chairman Crull asked Staff to present the Consent Agenda, items VI.A, VI.B and VI.C. Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "2, 3, 4, & 5" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff recommends approval for New Zoning item "6" as stated in Staff's report. Staff also recommends approval for Master Plan Amendment item "7" as stated in Staff's report.

After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Chairman Crull has a question regarding New Plat item "3" (stub street). After Commissioner comments/questions concluded, Chairman Crull opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed.

A motion was made by Vice Chairman Baugh to approve items “2, 3, 4 & 7” as presented. The motion was seconded by Commissioner Hovda and the motion passed.

A motion was made by Vice Chairman Baugh to approve items “5 & 6” as presented. The motion was seconded by Commissioner Hovda and the motion passed with Commissioner York abstaining.

A. New Plats

2. [19-1765](#) **19PL1108**
COUNTRY CLUB ESTATES UNIT 20, BLOCK 2, LOTS 7D & 7E (REPLAT - 5.11 ACRES)
Located south of Saratoga Boulevard and east of Weber Road.

Attachments: [CoverPage-CountryClubUnit20_12.18.19PCMTG.pdf](#)
 [CountryClub Estates Unit20 Comment Resolution.R2.pdf](#)
 [Country Club Estates, Unit 20.R2.1.pdf](#)
3. [19-1766](#) **19PL1115**
VISTA HERMOSA PHASE IV, BLK 12, LOTS 3 & 4 (REPLAT - 1.69 ACRES)
Located west of Kostoryz Road and north of Holly Road.

Attachments: [CoverPage-VistaHermosa_12184.19PCMTG.pdf](#)
 [Vista Hermosa Ph IV Comment Resolution.R1.pdf](#)
 [Vista Hermosa-PLAT.R1.pdf](#)
4. [19-1767](#) **19PL1116**
FLOUR BLUFF ESTATES NO. 2, BLK 9, LOT 19R (FINAL REPLAT - 0.1894 ACRES)
Located north of Webb Street and west of Jane Street.

Attachments: [CoverPage-FB Estates_12.18.19PCMTG.pdf](#)
 [FB Estates Comment Resolution R1_11-19-19.pdf](#)
 [FB EstatesNo. 2 R1_11-19-19.pdf](#)
5. [19-1768](#) **19PL1117**
BEHMANN ADDITION, BLOCK 2, LOTS 4E AND 4F (REPLAT - 14.73 ACRES)
Located west of Ayers Street and east of State Highway 286 (Crosstown Expressway).

Attachments: [CoverPage-Behmann_12.18.19PCMTG.pdf](#)
 [Behmann Add Resolution R2_12-04-19.pdf](#)
 [Behmann Replat R2_12-04-19.pdf](#)

B. New Zoning

6. [19-1770](#)

Public Hearing - Rezoning Property at or near 2301 Flour Bluff Drive

Case No. 1219-03 - MVR Construction Company: Ordinance rezoning property at or near 2301 Flour Bluff Drive (located along the west side of Flour Bluff Drive, south of Purdue Road, and north of Glenoak Drive) from the “RS-6” Single-Family 6 District and the “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District.

Attachments: [PC Report - MVR Construction Co.pdf](#)
 [PC Presentation - MVR Construction Co.pptx](#)

C. Master Plan

7. [19-1773](#) Amendments to the London Area Wastewater Master Plan

Attachments: [London WW plan Agenda Memo.pdf](#)
[Applicant Request Letter -WWMP-LTR 10-11-19.pdf](#)
[London Area WW MP Adjustment.pdf](#)
[London WW Master Plan Amdmt 12.10.19.pptx](#)

VII. Public Hearing: (Items D & E) - Discussion and Possible Action**D. Tabled Zoning**

8. [19-1658](#) **Public Hearing - Rezoning Property at or near 7121 Saratoga Boulevard (State Highway 357)**

Case No. 1119-03 - Mortesza Shafinury & Abdolrhim Aminzadeh:

Ordinance rezoning property at or near 7121 Saratoga Boulevard (State Highway 357) (located along the south side of Saratoga Boulevard (State Highway 357), west of Airline Road, and east of Rodd Field Road) from the "RM-1" Multi-Family 1 District and "CG-2" General Commercial District to the "IL" Light Industrial District.

Attachments: [Staff Report 1119-03 Shafinury and Aminzadeh.pdf](#)
[PP 1119-03 Shafinury and Aminzadeh.pptx](#)

Mr. Dimas read item "8" into the record as shown above. Mr. Dimas reminded the Commission that this case was tabled from the December 4, 2019 Planning Commission meeting. He briefly went over the same presentation and updated the Commission on the Special Permit conditions recommended by Staff. Based on Staff analysis, Staff recommends denial of the change of zoning from the "RM-1" Multifamily 1 District and "CG-2" General Commercial District to the "IL" Light Industrial District, and in lieu thereof, approval of the "CG-2/SP" 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 are as defined by the Unified Development Code (UDC) in Section 5.1.4.I "Vehicle Sales and Service", Section 5.1.5.A "Light Industrial Service, except Fuel storage (above ground)", Section 5.1.5.B "Warehouse and Freight Movement" except bus barn, coal and coke storage and sales, milk distributing station, the stockpiling of sand, gravel, or other aggregate materials, and in Section 5.1.5.D "Wholesale Trade" except Farm Equipment and machinery sales and repair, Earth moving and heavy construction equipment sales and repair, Greenhouse (Wholesale), and Truck sales and repair (Heavy load vehicles).

2. **Buffer Yard:** A 10-foot wide buffer yard and 5 buffer yard points shall be required along the southern, eastern, and western property boundaries.
3. **Outdoor Storage:** Any outdoor storage is prohibited.
4. **Lighting:** All lighting must be shielded and directed away from adjacent properties and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twenty-four (24) months of this ordinance, unless a complete building permit application has been submitted or, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner Zarghouni had questions regarding Special Permit condition, "Hours of Operation", and industrial zoning standards. After Commissioner comments/questions concluded, Chairman Crull opened the public hearing. Representing the owner, Miguel Saldana at Moonlake Ridge, addressed the Commission to answer questions. He stated that the owner is agreeable to the hours of operation recommended by Staff. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Schroeder to approved item "8" as presented. The motion was seconded by Vice Chairman Baugh and the motion passed.

E. New Zoning

9. 19-1771 Public Hearing - Rezoning Property at or near 4938 Moody Drive

Case No. 1219-02 - Zeba, Inc: Ordinance rezoning property at or near 4938 Moody Drive (located along the east side of Moody Drive, east of Bayou Street, and south of Trojan Drive) from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

Attachments: [PC Report - Zeba, Inc.pdf](#)
 [PC Presentation - Zeba, Inc.pptx](#)

Mr. Dimas read item "9" into the record as shown above. The purpose of the rezoning request is to allow for the construction of a senior apartment complex

with approximately 20 units (one-story/ranch style). The applicant has not submitted any specific plans concerning the senior apartment complex. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. He informed the Commission that of the 28 public notices that were mailed, zero notices were returned in opposition of the change of zoning request and zero notices were returned in favor. Mr. Dimas went over the history of zoning patterns, UDC requirements for the rezoning (buffer yard/setbacks) as well as available municipal facilities.

Mr. Dimas stated the proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), incompatible with the adjoining residential properties, and could potentially have a negative impact upon the adjacent single-family residential properties. Plan CC specifically states that there should be direct arterial access for apartments and traffic should avoid passing through a lower density residential area. The proposed apartment complex would route traffic to the north along Moody Drive and through the residential neighborhood. Based on Staff analysis, Staff recommends denial of the change of zoning from the Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, in lieu thereof approval of the "RS-TF" Two Family District. He added that there is an additional cost to the owner to replat the property if Staff's recommendation is approved.

After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Discussion took place regarding the options of a Special Permit, duplexes versus townhomes, density and parking/traffic. Commissioner York thought that parking issues would be more troublesome with a townhome development. He was also concerned with the capacity of utilities with additional development in the area. Commissioner Miller asked if there was a preliminary parking layout and was concerned of how the development would impact the character of the neighborhood. The applicant brought a preliminary layout of the development to the meeting. Commissioner Crull asked about landscaping for the buffer yard requirement and street width frontage.

After Commissioner comments/questions concluded, Chairman Crull opened the public hearing. Representing the owner, Jesse Hernandez at Barrera Drive addressed the Commission to answer questions and gave more details about the project. The owner, Mohammad Motaghi at Ocean Drive, also addressed the Commission in support of his rezoning case. With no one else coming forward the public hearing was closed. A motion was made by Commissioner Schroeder to approve the rezoning request from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. The motion was seconded by Commissioner Dibble. The motion passed with Commissioners Hovda and Miller voting "no".

VIII. Briefing

10. [19-1772](#) Southside and London Area Development Plan Updates

Attachments: [Agenda Memo- Southside and London ADPs Briefing.pdf](#)
[Presentation - Southside and London ADPs.pdf](#)
[2019.11.18 - DRAFT London Area Development Plan_reduced file size.pdf](#)
[2019.11.18 - DRAFT Southside Area Development Plan_Reduced File Size.pdf](#)

Keren Costanzo along with Dan McGinn, Planning and Environmental/Strategic Initiatives, presented item “10” for the record. The Southside and London Area Development Plans (ADPs) are an element of the City’s Comprehensive Plan, designed to provide guidance and direction for the future development of these areas. This planning effort will replace the previous ADPs for both the Southside and London areas of the community, which were last updated in 2000 and 1987, respectively. Ms. Costanzo provided a map showing the boundaries of both Southside and London ADPs. She went over a time line of events and public engagements. To develop the current draft documents, the planning team gathered public input during community meetings and open houses on January 28 and April 1 through 4, 2019, as well as from an online survey instrument. In addition, an Advisory Committee and Student Advisory Committee provided guidance on the process and content of the documents throughout. Staff also briefed Planning Commission on March 20, 2019. The Planning team released public review drafts of the Southside and London Area Development Plans and hosted a Community Meeting and Open House on December 5, 2019. In addition, an online survey is currently open to gather community feedback on the draft documents.

Ms. Costanzo explained how the table of contents is organized for each plan. The table of contents is broken down by an introduction, the future land use maps, vision themes, policy initiatives and implementation and public investment initiatives. The introduction goes over demographics, online survey results and community open house input.

Ms. Costanzo highlighted that the vision theme of promoting the Oso Creek and Bay as a community amenity (preserve, protect and enhance) is included in both the Southside and London plans. Policy Initiatives relate to the vision themes and include key elements for implementation. She briefly went over the Public Investment Initiatives by category of short-term (1 – 5years), mid-term (5 – 10 years) and long-term (10+ years). Public Investment Initiatives can include improvements for parks/trails, streets and utilities/infrastructure.

Ms. Costanzo concluded the presentation by going over the next steps for plan adoption. The Planning team will be finalizing the draft plan based on community input. She emphasized that the survey needs further promotion and she will be sending the survey link to Commissioners to help get the word out. The Planning team has also used social media as a networking tool to promote the survey. The Planning team will meet once more with the Advisory Committee before seeking recommendations by the Planning Commission (February 2020) and City Council adoption.

After Staff’s presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner York inquired how the area development plans influence the master plans. Commissioner Williams asked about commercial uses included in the Future Land Use map for the London plan.

Commissioner Schroeder pointed out that most of the London plan includes low to medium density residential uses. Discussion continued regarding density (maximum/minimum units per acre) and how there is a lack of high density/multi-family (apartments) uses in the London plan. Ms. Costanzo stated they will be revising the map as they received a recommendation to include more specific definitions to better inform the public. She stated "mixed-use" will specify to include "residential and commercial uses". Commissioner Schroeder said it is important to convey that to the public. He also said it is important to convey to the public that higher density uses are needed to generate a tax base for the public improvements that are badly needed in this area. Commissioner York inquired about tax revenues since residential uses account for more than 70% of the London plan. Commissioner Miller asked if the 20-year-build-out for London's Future Land Use map is in alignment with the City's growth population. Commissioner Hovda commented on traffic concerns. She mentioned how traffic is problematic surrounding commercial nodes on the southside and would like to see better planning for the London area. Staff stated traffic was a recurring concern during community outreach. The public asked for better connectivity/access from commercial/multifamily areas into neighborhoods. Commissioner Schroeder asked if the survey could include more strategic questions for better feedback. Commissioner comments/questions concluded. No action was taken on this item.

IX. Director's Report

Al Raymond, Director of Development Services, informed the Commission that in August 2019, City Council directed the City Manager and Staff to research the trust funds and assess if it is a model to be used moving forward to fund infrastructure. A consultant was hired back in 2007 to make that assessment and has been contacted again. Mr. Raymond stated that he will be providing to the Commissioners a timeline/history of trust funds from 1982 – 2018. He will also be providing an Alternative Utility Financing Study (draft). The Study looks at how the City is currently doing infrastructure and compares it with the top ten cities in the state. This briefing will be presented at the January 22, 2020 Planning Commission meeting with the consultant in attendance.

X. Items to be Scheduled

None.

XI. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 7:00 p.m.