



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

---

Wednesday, October 14, 2020

4:00 PM

Council Chambers

---

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

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Gonzalez and Vice Chairman Dibble absent.

#### II. PUBLIC COMMENT: For the record, Andrew Dimas, Development Services, informed the Commission that written public comment forms were submitted for item "9" and that he will read those into the record at time of presentation.

#### III. Approval of Absences: Commissioner Gonzalez

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

#### IV. Approval of Minutes

A motion was made by Commissioner Schroeder to approve item "1". The motion was seconded by Commissioner Salazar-Garza and the motion passed.

#### 1. [20-1242](#) Regular Meeting Minutes of September 30, 2020

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A, V.B & V.C. Mr. Dimas read the Consent Agenda items into the record. Staff recommends approval for Variance item "3", as stated in Staff's report, along with the accompanying new plat, item "2", which satisfies all requirements of the UDC; the Technical Review Committee recommends approval.

New Plat items "4, 5, 6 & 7" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning item "8" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. There being no further public comment, Chairman Baugh closed the public hearing. A motion was made by Commissioner York to approve Staff's recommendation for items "2, 3, 4, 5, 6, 7, 8 & 9" as presented. The motion was seconded by Commissioner Schroeder and the motion passed with no abstentions.

**A. Plats****New Plat with a Variance (Waiver)**

2. [20-1243](#)      **20PL1080**  
**BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)**  
Located north of Yorktown Blvd & west of Laguna Shores Road.
3. [20-1244](#)      **20PL1080 - SIDEWALK**  
**BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)**  
Located north of Yorktown Blvd & west of Laguna Shores Road.  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**New Plats**

4. [20-1245](#)      **19PL1120**  
**RIVERBEND SUBDIVISION UNIT 3 - (FINAL 11.74 ACRES)**  
Located east of Fred's Folly & south of Yorktown Boulevard.
5. [20-1246](#)      **20PL1087**  
**ROYAL CREEK ESTATES UNIT 8 (FINAL - 10.54 ACRES)**  
Located east of Cimarron Road & north of Oso Parkway.
6. [20-1247](#)      **20PL1088**  
**ROYAL CREEK UNIT 7 (FINAL - 12.116 ACRES)**  
Located south of Excalibur Road & north of Oso Creek.
7. [20-1248](#)      **20PL1092**  
**BAY TERRACE NO. 2 ADDITION, BLOCK 703, LOT 12R (FINAL - 0.1636 ACRES)**  
Located south of Booty Avenue and east of Seventh Street.

**B. New Zoning**

8. [20-1250](#)      **Public Hearing - Rezoning Property at or near 7213 State Highway**

361

**Case No. 1020-02 - Mustang Island, LLC:** Ordinance rezoning property at or near 7213 State Highway 361 (along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard), from the “RM-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District and “CR-2” Resort Commercial District.

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

**C. New Zoning**

**9. [20-1251](#) Public Hearing - Rezoning Property at or near 1401 North Alamed Street**

**Case No. 1020-01 - Tex-Isle Inc:** Ordinance rezoning property at or near 1401 North Alameda Street (located on east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37), from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

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 laydown yard. He gave some background information about the property. The same request was brought to the Planning Commission in early 2019. The Planning Commission recommended denial and it was eventually denied by City Council as well. The subject property is on the north side of City in the Washington-Coles neighborhood. The subject property consists of vacant land which was formerly a multifamily apartment complex. The subject property was zoned “RM-1” Multifamily 1 District in the early 1970s. The former apartment complex (Northside Manor) was demolished in 2016.

For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. The only industrially zoned properties in the Washington-Coles neighborhood are located north of the subject property and across West Broadway Street. The uses are comprised of the Broadway Wastewater Treatment Plant, Union Pacific Railroad, and Concrete Street Amphitheater. Mr. Dimas also went over the history of zoning patterns, UDC requirements for the rezoning (buffer yard/setbacks) as well as available municipal facilities. He informed the Commission that of the 52 public notices that were mailed, 13 notices were returned in opposition of the change of zoning request and 6 notices were returned in favor.

Based on Staff analysis, the proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). It is incompatible with neighboring properties and with the general character of the surrounding area; has a negative impact upon the surrounding neighborhood. Staff recommends denial of the change

of zoning request.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner York stated that he reached out to the Planning Department and spoke to Staff for some input on The Downtown Area Development Plan (ADP), which clearly identifies the Washington-Coles neighborhood for residential and small commercial redevelopment. Plans for revitalization of the neighborhood are in place. Commissioner Schroeder stated the subject property is located to the east of the new Harbor Bridge project which will act as a "natural" buffer between commercial and residential districts that will be added back into the downtown district; further separating the neighborhood from the port and industrial uses. He felt that placing this type of industrial development will rob the area of opportunity; planning efforts have recognized this area's potential.

After Commissioner comments concluded, the public hearing was opened, and Mr. Dimas began to read into the record the written public comments that were submitted. The following members of the St. Paul United Methodist Church submitted letters of opposition: Edith Jackson Mathis, Jo Bell, Lavernon Edwards, Monna Lytle and Silvia Oliver. The church members shared the same sentiments for preserving the residential zoning district for the rehabilitation of their neighborhood. The area has historical significance and they have faith it will be brought back to life. The church has had made many plans (construction of new playgrounds, etc.) with the anticipation of growth in the community. Also cited were potential hazards such as noise, cut-through heavy truck traffic down Sam Rankin Street or North Alameda Street and safety.

Barry Wolfson with Block Reality returned his public notices with opposition citing that allowing an industrial district would hinder the intended growth of residential/commercial development.

A phone call request was made by Genevieve Gonzalez to participate in the public hearing. She received a public notice and is in opposition. She said her family were a part of the original founders of the City. She also believes in preserving the residential zoning district for the rehabilitation of the neighborhood. She felt that allowing an industrial district would further cause environmental problems.

Representing the owner of the subject property, George Clower and Andy Mejia, gave a presentation to the Planning Commission in support of the rezoning case. He first gave some background information regarding the property. When Northside Manor was relocated, he said the City originally told the previous owner/developer that housing should no longer be placed on the property due to its proximity to refineries. With that information, the owner believed that this type of development would be ideal considering the growth of the port. Mr. Clower explained that no manufacturing or processing of pipe will be done at this location. The site will only serve as storage and will only operate in the daytime. He showed a site plan rendering and said that the development will have a positive economic impact in the area. He felt that having the property occupied can help alleviate problems such as illegal dumping and overgrown weeds. Mr. Clower proceeded to show aerial views (plats) of the area from 1971 to present to describe how the amount of improved lots versus vacant lots are decreasing. The majority of the area is vacant because of individuals moving out of the neighborhood with the

exception of a few properties that are boarded up which may need to be demolished. Mr. Clower also displayed recent photos taken of the neighborhood to show the condition of the boarded structures and the amount of trash that remains unresolved. He felt that properties north of Chipito Street should be zoned for industrial uses. He informed the Commission that he has met with church members and Tex-Isle has agreed to only allow truck traffic on Sam Rankin Street from Port Avenue. Trucks will not be allowed to transverse Chipito Street to avoid passing the church. He mentioned that the amount of truck traffic will be minimal as well as site activity. Mr. Mejia stated that the proposed development will help to improve the area and make it more appealing as well as create more jobs. Mr. Clower informed the Commission that the applicant is amenable to a Special Permit with conditions.

Commissioner Schroeder asked Mr. Clower if he had any documentation from the City stating that this area should not be intended for residential uses. Mr. Clower said that he has an email as documentation but that he did not have it tonight and he would need to look for it. He said that this occurred prior to the rezoning requests. Commissioner Schroeder further reiterated how this property should not be rezoned and granting this rezoning to the "IL" Light Industrial District encourages future rezoning cases.

Discussion also took place regarding the process of working on the conditions of a Special Permit and if this case would need to be tabled to do so. Mr. Dimas informed the Commission that a Special Permit was drafted as an alternative when the previous case was brought to the City Council public hearing. The Special Permit was pulled at that time; it failed to receive a motion and it did not move forward. A motion was made by Commissioner Schroeder to approve Staff's recommendation of denial. The motion was seconded by Commissioner Salazar-Garza. A roll call vote took place and the motion passed unanimously with no abstentions.

**VII. Director's Report: None.**

**VIII. Items to be Scheduled: None.**

**IX. Adjournment**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 5:00 p.m.