

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF CORPUS CHRISTI
City Hall Council Chambers, 1201 Leopard Street
February 25, 2015
5:30 P.M.

COMMISSIONERS:

Philip Ramirez, Chairman
Curtis Rock, Vice Chairman*
Fred Braselton
Jonas Chupe*
Carl Crull
Heidi Hovda
Mike Lippincott**
Eric Villarreal
Marsha Williams
Marsha Williams

STAFF:

Daniel M. Grimsbo, P.E., Director
Development Services
Julio Dimas, Assistant Director
Development Services
Miguel S. Saldaña, AICP Senior Planner
Annika Gunning, Senior Project Planner
Julian Grant, Senior Assistant City
Attorney
Raymond Chong, City Traffic Engineer
Linda Williams, Recording Secretary

***Absent**

****Arrived at 5:45 p.m.**

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Chairman Ramirez and a quorum was declared.

II. ABSENCES

Curtis Rock, Vice Chairman
Jonas Chupe

III. APPROVAL OF MINUTES

1. February 11, 2015 Meeting

Motion to **approve** Item "1," the February 11, 2015 minutes as corrected was made by Commissioner Villarreal and seconded by Commissioner Crull. Motion passed with Vice Chairman Rock and Commissioner Chupe absent.

Page 2, Continued Zoning Item 5, last sentence of the paragraph: Minutes stated "After a brief discussion..." no discussion was held and the statement was removed.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

Miguel Saldaña, Development Services, read New Plats Items "2," "3," "4" and "5" into record as shown below. Mr. Saldaña stated the plats satisfied all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval.

2. 0914115-NP094 (14-200000012)

BORDEAUX PLACE FUTURE UNITS (PRELIMINARY – 34.556 ACRES)

Located along Brooke Road between Airline Road and Bronx Avenue.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats (cont.)

3. **0115011-P004 (15-22000005)**
BRIGHTON PARK ADDITION, BLOCK 1, LOTS 1, 2 & 3 (FINAL – 19.27 ACRES)
Located at the intersection of Airline Road with Lipes Boulevard and Rodd Field Road.
4. **0115013-NP008 (15-21000003)**
ROB-LEX INDUSTRIAL AREA, BLOCK 1, LOTS 2-5 (FINAL – 5.01 ACRES)
Located east of North Padre Island Drive (SH 358) between Agnes Street and Bates Drive.
5. **0115014-NP009 (15-21000004)**
OSO MINI STORAGE SUBDIVISION, BLOCK 1, LOT 1 (FINAL – 4.00 ACRES)
Located south of Graham Road and east of Flour Bluff Drive.

After Staff's presentation, the floor was opened for comments and discussion by commissioners. There being none, the public hearing was opened with no one coming forward and the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** New Plats Items "2," "3," "4" and "5" as presented by Staff was made by Commissioner Villarreal and seconded by Commissioner Hovda. Motion passed with Vice Chairman Rock, Commissioners Chupe and Lippincott absent.

B. ZONING

Continued Zoning (Continued from the January 28, 2015 and February 11, 2015 meetings)

Chairman Ramirez informed the audience that at the applicant's request, Continued Zoning Item "6" – Case No. 0115-04 was withdrawn and in order for the case to move forward, the applicant will have to resubmit a new application. The public notice process will be resent. After Chairman Ramirez' comments concluded, the public hearing was opened. A gentleman from the audience addressed the commission and inquired about the public hearing notice process and confirmed that the zoning case had been withdrawn. After all comments concluded, the public hearing was closed and no action was taken.

6. **Case No. 0115-04 – The Mostaghasi Investment Trust:** A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from low density residential to medium density residential uses.
Property is described as being Lot 1, Block 1, King's Point Unit 6, located along the north side of Yorktown Boulevard, west of Loire Boulevard and east of Gingerberry Boulevard.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

New Zoning

Jessica Alford, Development Services, addressed the commission. Ms. Alford read New Zoning Item “7” into record as shown below. Ms. Alford stated the subject property was located within the boundaries of the North Beach Area Development Plan and is planned for tourist uses. Ms. Alford continued the change of zoning to “CR-3” Resort Commercial District is consistent with the Future Land Use Plan.

7. Case No. 0115-07 – North Beach Holdings, LLC: A change of zoning from the “RM-AT” Multifamily Tourist AT District to the “CR-3” Resort Commercial District, not resulting in a change to the Future Land Use Plan.

Property is described as Lot 52A, Block III, Corpus Beach Hotel Addition, located along the south side of Hotel Place, approximately 180 feet east of Surfside Boulevard, and along the beach frontage.

Ms. Alford presented several aerial views of the property. Ms. Alford stated the subject property is the location of the Fajitaville Restaurant and its parking lot. It was continued that the purpose of the change of zoning is to allow placement of a trailer mounted Ferris wheel in the vacant area of the parking lot. Ms. Alford stated that based on the use categories of the Unified Development Code (UDC), a Ferris wheel is categorized as an “outdoor recreation use” and is not allowed in its current zoning district. Ms. Alford continued the requested change of zoning would also bring the restaurant into compliance with the UDC. Ms. Alford stated the applicant also owns the hotel located west of the restaurant at the corner of Surfside Boulevard and Hotel Place and any additional parking spaces needed for the Ferris wheel would be accommodated on the adjacent land to the south, which is also owned by the applicant.

Ms. Alford stated thirteen (13) notices were mailed to property owners within the notification area, four (4) notices were mailed to owners outside the area and no notices were returned in favor or opposition. Ms. Alford stated Staff recommended approval of the change of zoning from the “RM-AT” Multifamily Tourist AT District to the “CR-3” FR” Resort Commercial District.

After Staff’s presentation, Chairman Ramirez opened the floor for discussion and comments by commissioners. Commissioner Hovda stated she was very excited about everything that is going on and the fact that the applicant is providing a much needed amenity to the area will be great. Commissioner Hovda asked about the hours of operation for the Ferris wheel since there are other hotels/motels in close proximity and if the applicant had spoken with any of the adjacent owners to receive feedback about the Ferris wheel. Ms. Gunning stated the City’s noise ordinance would regulate what the noise level should be during quiet hours and Ms. Alford clarified that staff did not request feedback from any of the owners. Commissioner Hovda stated she also had a concern regarding the windy conditions in relation to the Ferris wheel and asked if Development Services would be annually inspecting the Ferris wheel and Dan Grimsbo, Development Services Director, stated the city would not be inspecting the Ferris wheel, but it would be certified by the state. After all comments and discussion concluded by commissioners, the public hearing was opened.

Carrie Meyer, 4401 Gulfbreeze Boulevard, addressed the commission. Ms. Meyers stated that the homeowners’ association is very happy with what has been going on in the North Beach area and a large part of it is because of Mr. Frazier. Ms. Meyers continued that Mr. Frazier has been a great neighbor and addition to the area and the group is very satisfied with what has happened. Ms. Meyer stated Mr. Frazier came in and made a big investment in several projects that he brought to the area and the Ferris wheel will be an even greater addition. After Ms. Meyer’s comments concluded, the public hearing was closed.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

New Zoning – Item “7” (cont.)

Chairman Ramirez called for a motion. Motion to **approve** the change of zoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District was made by Commissioner Hovda and seconded by Commissioner Braselton. Motion passed with Vice Chairman Rock and Commissioner Chupe absent.

Annika Gunning, Development Services, addressed the commission. Ms. read New Zoning Item “8” into record as shown below. Ms. Gunning stated the subject property is located within the boundaries of the Southeast Area Development Plan and is planned for commercial uses. The proposed change of zoning is consistent with the Future Land Use Plan.

- 8. Case No. 0115-08 – David A. Montero Fonseca:** A change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District, not resulting in a change to the Future Land Use Plan.
Property is described as Block B, Sunnybrook Addition, located at the northwest corner of Kostoryz Road and Sunnybrook Road.

Ms. Gunning presented several aerial views of the property. Ms. Gunning stated the purpose of the requested change of zoning is to allow the use of the property for a vehicle sales lot. Ms. Gunning continued there is an existing building currently on the property that will be remodeled and improved and the applicant does not plan to add anymore buildings to the property. Ms. Gunning stated the property does not abut any residential uses. Ms. Gunning stated sixteen (16) notices were mailed to property owners within the notification area, six (6) notices were mailed outside the notification area and no notices were received in favor or in opposition. Ms. Gunning stated Staff recommended approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

After Staff’s presentation concluded, Chairman Ramirez opened the floor for discussion and comments by commissioners. There being none, the public hearing was opened with no one coming forward and the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District was made by Commissioner Braselton and seconded by Commissioner Villarreal. Motion passed with Vice Chairman Rock and Commissioner Chupe absent.

Planned Unit Development

Ms. Gunning read Planned Unit Development Item “9” into record as shown below. Ms. Gunning stated the subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for medium density residential uses. The proposed change of zoning is consistent with the Future Land Use Plan.

- 9. Case No. 0115-09 – Oceanic B.C., LLC:** A change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Plan. Property is described as Lot 21, Block 34, Island Fairway Estates, located west of South Padre Island Drive (PR 22) and south of Commodores Drive.

Ms. Gunning presented several aerial views of the property. Ms. Gunning stated the purpose of the requested change of zoning is to allow construction of a 20-unit townhouse development that deviates from the typical townhouse development standards. Ms. Gunning continued that the layout of the

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

Planned Unit Development - Item “9 (cont.)

development departs slightly from the standard subdivision requirements and the applicant/owner is requesting a PUD. Ms. Gunning continued that using the PUD would obligate the developer to a site plan that could not be significantly changed without a public hearing.

Ms. Gunning briefly discussed several of the deviations of the development from the “RS-TH” District Standards and what the proposed PUD will be. The recommended deviations are:

- Lot area;
- Dwelling unit width;
- Open space;
- Paved street width; and
- Curb type

Ms. Gunning stated sixty-five (65) notices were mailed to property owners within the notification area, four (4) were mailed outside the notification area and no notices were received in favor or in opposition. Ms. Gunning stated Staff recommended approval of the change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development subject to ten (10) conditions which were briefly reviewed.

After Staff’s presentation concluded, Chairman Ramirez opened the floor for comments and discussion by commissioners. After a brief time of discussion concluded by commissioners, the public hearing was opened with no one coming forward and the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** the change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development was made by Commissioner Villarreal and seconded by Commissioner Braselton. Motion passed with Vice Chairman Rock and Commissioner Chupe absent.

Mr. Saldaña read Planned Unit Development Item “10” into record as shown below. Mr. Saldaña stated the plat associated with the PUD satisfied all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval.

10. 1214148-P034 (14-22000033)

ONE PARTICULAR HARBOR P.U.D. (FINAL – 1.32 ACRES)

Located west of South Padre Island Drive (PR 22) and south of Commodores Drive.

After Staff’s presentation concluded, Chairman Ramirez opened the floor for comments and discussion by commissioners. There being none, the public hearing was opened with no one coming forward and the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** Planned Unit Development Item “10” as presented by Staff, was made by Commissioner Villarreal and seconded by Commissioner Braselton. Motion passed with Vice Chairman Rock and Commissioner Chupe absent.

V. COMMERCIAL SITE – BRIGHTON PARK ADDITION, BLOCK 1, LOTS 1 AND 2, TRAFFIC IMPACT ANALYSIS

Raymond Chong, City Traffic Engineer, addressed the commission. Mr. Chong stated he wanted to brief the commission on the result of a traffic impact analysis that was performed for the commercial site known as Brighton Park Addition, Block 1, Lots 1 and 2. Mr. Chong stated Mr. Bobak Tehrany with the firm of Bury + Partners in San Antonio, Texas, conducted the analysis and will give a brief presentation on the findings.

Mr. Tehrany introduced himself to the commission and stated his firm was consulted to do the traffic impact analysis at this particular site. Mr. Tehrany continued 801 peak hour trips were generated for this development and based on the Intersection Level of Service Standard (LOS), a rating of "D," meant that traffic was heavy at that location. Mr. Tehrany stated the ratings were A through F. The UDC recommended a LOS rating of D. Mr. Tehrany explained that a rating of C or D rating meant that traffic was heavy during those peak hours and a LOS F rating meant the traffic was gridlocked during the peak and evening traffic times. Mr. Tehrany presented the following information:

- Intersection Level of Service (LOS) Standard
LOS D or better during morning and even peak hour as per the UDC
- Scenarios or better
 - Existing (2014)
 - Background (2019)
 - Project (2019)
- Existing Scenario (2014)
- Background Scenario (2019)
 - Rodd Field Road/Airline Road
 - Rodd Field Road/Brooke Road
 - Yorktown Boulevard/Rodd Field Road

After Mr. Tehrany's presentation concluded, Chairman Ramirez opened the floor for comments and discussion by commissioners. Commissioner Crull asked if the Lipes Boulevard/Airline Road intersection was part of the impact analysis and Mr. Tehrany stated for that specific intersection, there will be a right turn lane for a deceleration rate and Lipes Boulevard will continue west to Cimarron Boulevard. Mr. Tehrany continued the biggest traffic generator for the area will be the new high school.

Commissioner Braselton asked if the results of the traffic impact analysis had been accepted by the city and Mr. Tehrany stated yes. After all comments and discuss concluded, no action was taken. Chairman Ramirez thanked Mr. Chong and Mr. Tehrany for attending the meeting and providing the information.

VI. DIRECTOR'S REPORT

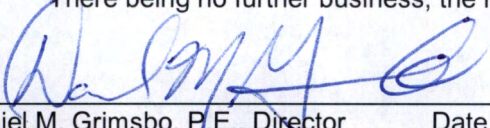
No report was given. Ms. Ratna Pottumuthu, Major Project Engineer for Development Services, was introduced to the commission.

VII. ITEMS TO BE SCHEDULED

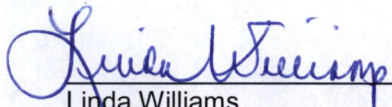
None

VIII. ADJOURNEMENT

There being no further business, the meeting adjourned at 6:20 p.m.



Daniel M. Grimsbo, P.E., Director Date
Development Services Department
Secretary to Planning Commission

 3/5/15

Linda Williams Date
Development Services Department
Recording Secretary