**MINUTES**
**REGULAR PLANNING COMMISSION MEETING**
**CITY OF CORPUS CHRISTI**
**City Hall Council Chambers**
**1201 Leopard Street**
**June 17, 2015**
**5:30 P.M.**

**COMMISSIONERS**:
*Philip Ramirez, Chairman**
Eric Villarreal, Vice Chairman
Jeremy R. Baugh
Fred Braselton
*Jonas Chupe**
Carl Crull
Heidi Hovda
Mike Lippincott
Marsha Williams

**STAFF**:
Daniel M. Grimsbo, P.E., Director
Development Services
Annika Gunning, Senior Project
Planner
Jessica Alford, Project Manager
Julian Grant, First Assistant City
Attorney
Catherine Garza, Recording Secretary

***Absent***

## I. CALL TO ORDER

The meeting was called to order at 5:31 p.m. by Vice Chairman Villarreal and a quorum was declared.

## II. ABSENCES

Eric Villarreal, Vice Chairman
Marsha Williams

## III. APPROVAL OF MINUTES

### 1. Regular Meeting of June 3, 2015

Motion to **approve** Item "1," the June 3, 2015 minutes was made by Commissioner Braselton and seconded by Commissioner Hovda. Motion passed with Chairman Ramirez and Commissioner Chupe absent.

## IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

## A. PLATS

### Time Extension

Mr. Dan Grimsbo, Development Services, addressed the commission and read Time Extension Item "2" into record as shown below. Mr. Grimsbo stated the applicant is requesting a six month extension to begin construction for the required public improvements due to unforeseen conditions, primarily the weather. Mr. Grimsbo continued this is the applicant's first request and Staff recommends approval.

**2. 1014134-P029 (14-22000028)**
HOMEDALE ADDITION UNIT 4 (FINAL – 9.97 ACRES)
Located west of Grand View Street between Handlin Drive and Luzius Drive.

Vice Chairman Villarreal 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. Vice Chairman Villarreal called for a motion. Motion to **approve** Time Extension Item "2" was made by Commissioner Crull and seconded by Commissioner Lippincott. Motion passed with Chairman Ramirez and Commissioner Chupe absent.

## IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

## B. ZONING

### New Zoning

Vice Chairman Villarreal informed the Commission that New Zoning Item "3" will need to be tabled to the regular Planning Commission meeting of **July 15, 2015.** Motion to **approve** tabling New Zoning Item "3" to the **July 15, 2015 meeting** was made by Commissioner Crull and seconded by Commissioner Baugh. Motion passed with Chairman Ramirez and Commissioner Chupe absent.

3. **Case No. 0615-04 – Jesus Mora:** A change of zoning from the "CI" Intensive Commercial District to the "IL" Light Industrial District, resulting in a change to the Future Land Use Plan from commercial to light industrial.
Property is described as Lot 4-B, Barthlome Acre Tracts, located along the south side of Barthlome Street between Nueces Bay Boulevard and Lily Street.

Ms. Jessica Alford, Development Services, addressed the Commission and read New Zoning Item "4" into record as shown below. Ms. Alford stated the property is currently vacant and is intended for the construction of a new subdivision to accommodate thirty-three (33) homes.

4. **Case No. 0615-05 – Michael Havelka:** A change of zoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District, resulting in a change to the Future Land Use Plan from medium density to low density residential uses.
Property is described as being a 9.49 acre tract of land comprised of 3.669 acres out of Lots 10, 11 and 12, Flour Bluff and Encinal Farm and Garden Tracts, Section 53 and Lot 6, Tropic Estates, and 5.809 acres out of Lot 6, Tropic Estates, located along Caribbean Drive between Waldron Road and Jamaica Drive and along Jamaica Drive between Caribbean Drive and Glenoak Drive.

Ms. Alford presented several aerial views of the property. Ms. Alford stated that as of today, the department has not received any public notices in favor or in opposition. Ms. Alford continued Staff recommends approval of the change of zoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District. After Staff's presentation concluded, Vice Chairman Villarreal opened the floor for comments and discussion by commissioners. After all comments and discussion by commissioners concluded, the public hearing was opened.

Mr. Michael Havelka, 450 Caribbean Drive, addressed the commission. Mr. Havelka stated he has owned the property for quite some time and has been working with Development Services to resolve issues to properly develop the property. He believes that the proposed development would be beneficial to the surrounding neighborhood.

Mr. Joe Garcia, 4220 South Padre Island Drive, addressed the commission. Mr. Garcia stated that if the change of zoning is approved, the development can comply with single-family infrastructure requirements which cost less than meeting multi-family requirements.

Ms. Kristine Fiestas, 3136 Azores Drive, addressed the commission. Ms. Fiestas informed the commission that she did not receive a notice and would like to state for the record that she is not in favor of the change of zoning request. After Ms. Fiestas' comments concluded, the public hearing was closed.

Vice Chairman Villarreal called for a motion. Motion to **approve** New Zoning Item "4" was made by Commissioner Lippincott and seconded by Commissioner Braselton. Motion passed with Chairman Ramirez and Commissioner Chupe absent.

## IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

### B. ZONING

**New Zoning**

Ms. Alford addressed the commission and read New Zoning Item "5" into record as shown below. The property is currently vacant and the applicant plans to construct a four-plex, multifamily home.

5. **Case No. 0615-06 – Roman Silguero:** 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 commercial to medium density residential uses..
Property is described as being the south one-half (S-1/2) of the east one-half (E-1/2) of Lot 3, Alfred Barthlome's Acre Tracts, located along the north side of Up River Road approximately 350 feet east of Nueces Bay Boulevard between Longview Street and Westgate Drive.

Ms. Alford presented several aerial views of the property. Ms. Alford stated that as of today, the department has not received any public notices in favor or opposed. Ms. Alford continued that Staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

After Staff's presentation concluded, the floor was opened for comments and discussion by commissioners. There being none, the public hearing was opened with no coming forward and the public hearing was closed. Vice Chairman Villarreal called for a motion. Motion to **approve** New Zoning Item "5" was made by Commissioner Lippincott and seconded by Commissioner Baugh. Motion passed with Chairman Ramirez and Commissioner Chupe absent.

### C. EXCAVATION PERMIT

Vice Chairman Villarreal informed the commission that Excavation Permit Item "6" will need to be tabled to the regular Planning Commission meeting of July 1, 2015. Motion to **approve** tabling Excavation Permit Item "6" to the **July 1, 2015 meeting** was made by Commissioner Crull and seconded by Commissioner Baugh. Motion passed with Chairman Ramirez and Commissioner Chupe absent.

6. **Excavation Permit No. 15-4987 – Ramiro Muñoz, III:** An Excavation Permit for property described as 30.09 acres out of Lot 1, Block 10, J. C. Russell Farm Blocks, located at 718 South Navigation Boulevard.

## V. DIRECTOR'S REPORT

Mr. Grimsbo informed the Commission that Plan CC is being rescheduled and Staff will inform the commission of the new meeting date and time once they are confirmed.

## VI. ITEMS TO BE SCHEDULED ON THE NEXT AGENDA

None

## VII. ADJOURNMENT

There being no further business, the meeting adjourned at 5:55 p.m.

Daniel M. Grimsbo, P.E., Director — Date 24 JUN 15
Development Services Department
Secretary to Planning Commission

Catherine Garza — Date 6/24/15
Development Services Department
Recording Secretary