

MINTUES
REGULAR PLANNING COMMISSION MEETING
CITY OF CORPUS CHRISTI
City Hall Council Chambers
1201 Leopard Street
March 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

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
Joseph Brice, Assistant City
Attorney
Catherine Garza, Recording Secretary

***Absent**

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

Heidi Hovda
Mike Lippincott
Eric Villarreal

II. APPROVAL OF MINUTES

1. Regular Meeting of March 11, 2015

Motion to **approve** Item "1," was made by Commissioner Crull and seconded by Commissioner Villarreal. Motion passed with Vice Chairman Rock, Commissioners Chupe and Braselton absent.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

Miguel Saldaña, Development Services, read New Plats, Items "2" and "3" 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. 1014131-NP104 (14-21000027)

THE PROMENADE, O.C.L. (FINAL – 78.76 ACRES)

Located west of County Road 41 and north of FM 2444.

3. 0215020-NP014 (15-21000008)

FLINT HILLS TRACT, BLOCK 1, LOT 1 (PORTION O.C.L) (FINAL – 11.96 ACRES)

Located south of Up River Road and west of Suntide Road.

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

B. ZONING

New Zoning

Ms. Gunning, read New Zoning Item "4" into record as shown below.

- 4. Case No. 0315-01 –Doxa Enterprises, LP:** A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Plan.

Property is described as being a 0.826 acre out of Lots 7 and 8, Section 6, Flour Bluff and Encinal Farm and Garden Tract, located west of South Staples Street (FM 2444) and south of Henderson Street.

Ms. Gunning presented several aerial views of the property. The property is a narrow strip of land (not platted) approximately 60 feet wide; a remaining tract of land from a platted area. Doxa Enterprises, LP also own the property directly to the north which is zoned as General Commercial District "CG-2" and will be developing the two pieces of land together. The Buckingham Estates subdivision is directly to the south of the property. Ms. Gunning stated the applicant has made the request to allow for commercial uses but has not yet submitted development plans. Therefore, City staff is not specifically aware of what will be built on the property.

Staff received one notice in opposition of the request and a letter from the Buckingham Estates Neighborhood Association also in opposition which was forward to the commission. Staff recommends approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District. The rezoning is consistent with the Comprehensive Plan and Southside Area Development Plan.

After Staff's presentation, Chairman Ramirez opened the floor for discussion and comments by commissioners. After comments and discussion concluded, the public hearing was opened.

Maria Truan at 6902 Sir Geraint addressed the commission. Her home is directly adjacent to the property in question. Her biggest concerns are safety and noise. She believes there is a high probability that a bar will eventually be built on the property because the owner also owns well known bars in town such as Katz 21. Most bars have a patio which can also utilize band entertainment and believes that any type of buffer would not be helpful.

Sara Graham at 7005 Ashdown addressed the commission and has lived in the Buckingham Estates since it first opened. Ms. Graham stated that she was a former Planning Commissioner and preventing the intrusion of commercial properties into residential areas was a priority during her service as a commissioner. From what she can recall, she believes that when the property to the north was rezoned as "CG-2", it was agreed upon that the narrow strip of land would serve as the buffer yard to Buckingham Estates.

Kimberly Gill at 7033 Adbury Drive addressed the commission. She has been a resident of Buckingham Estates since August of 2014 and is also on the board of their neighborhood association. Ms. Gill stated that this tract of land was actually a deciding factor upon purchasing their home because she was under the impression that it was to stay Farm Rural "FR". She would like her neighborhood to remain a peaceful place to raise her family. Ms. Gill said that if needed, the neighborhood association is ready to submit a petition.

Phil Kruse at 7014 Dunsford Drive addressed the commission and strongly endorses what his previous neighbor's have expressed. He reminded the commissioners to consider the letter that was submitted by the president of the neighborhood association of Buckingham Estates.

No one else came forward to address the commission and public comment was closed. Additional discussion took place among commissioners for clarification regarding buffer yard requirements and commercial uses allowed in the "CG-2" and "CN-1" zones. Chairman Ramirez called for a motion.

A motion to approve the change of zoning from "FR" Farm Rural to "CG-2" General Commercial District was made by Commissioner Villarreal and seconded by Commissioner Crull. Motion was **not approved** by majority vote of the Planning Commission's membership with Commissioners Williams and Lippincott voting nay (4-2).

A motion was made recommending a change of zoning from "FR" Farm Rural to "CN-1" Neighborhood Commercial by Commissioner Crull and seconded by Commissioner Williams. Motion was **approved** by majority vote of the Planning Commission's membership with Chairman Ramirez voting nay (5-1).

C. WASTEWATER MASTER PLAN AMENDMENT

Mr. Julio Dimas, Development Services, addressed the commission and presented several aerial views of the site. The purpose of this item is to amend the City's wastewater master plans by allowing approximately 17 acres to be relocated from the Wooldridge II Lift Station 48 service area to the Wooldridge Lift Station 61 service area.

After Staff's presentation, the floor was opened for comments and discussion by commissioners. There being none, the public hearing was closed with no one coming forward and the public hearing was closed. Chairman Ramirez called for a motion. A motion to **approve** item "C" as presented by Staff was made by Commissioner Crull and seconded by Commissioner Lippincott. Motion passed with Vice Chairman Rock and Commissioners Braseleton and Chupe absent.

V. DIRECTOR'S REPORT

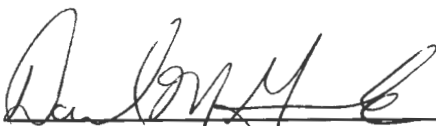
Dan Grimsbo, Director of Development Services, addressed the Commission. He is requesting that the commissioner hold a special session on April 15, 2015 for a briefing on Plan CC and the Downtown Area Development Plan. With Vice Chairman Rock and Commissioners Braseleton and Chupe absent, Chairman Ramirez asked that a formal invite be sent to all commissioners so that more of a consensus can be determined.

VI. ITEMS TO BE SCHEDULED ON THE NEXT AGENDA

None

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 p.m.



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

02 APR 15

Date



Catherine Garza
Development Services Dept.
Recording Secretary

Date