MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF CORPUS CHRISTI
City Hall Council Chambers
1201 Leopard Street
November 18, 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

Absent

STAFF:
Daniel M. Grimsbo, P.E., Director
Development Services
Julio Dimas, Assistant Director
Development Services
Annika Gunning Yankee, Senior Project
Planner
Julian Grant, Senior Assistant City
Attorney
Dolores Wood, Project Manager
Catherine Garza, Recording Secretary

I. CALL TO ORDER

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

II. ABSENCES

Jonas Chupe
Marsha Williams

III. APPROVAL OF MINUTES

1. Regular Meeting of November 4, 2015

Motion to **approve** Item "1" was made by Vice Chairman Villarreal and seconded by Commissioner Williams. Motion passed with Commissioner Hovda absent.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

Chairman Ramirez informed the Commission that New Plat Items "4" and "5" would be acted upon last. Julio Dimas, Development Services, read New Plats, Items "2", "3", "6", "7", "8", "9" and "10" into record as shown below. Mr. Dimas stated the plats satisfied all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval.

2. 0414046-P011 (14-22000010)
FLOUR BLUFF SCHOOL TRACT, BLOCK 3, (FINAL REPLAT – 44.73 ACRES)
Located south of Purdue Road and west of Waldron Road.

3. 0715106-NP085 (15-21000032)
BLUCHER SUBDIVISION "A," LOT 10 (FINAL – 1.286 ACRES)
Located west of Waco Street and north of Kinney Street.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats (cont.)

6. **1015143-NP109 (15-21000042)**
SCHATZEL TRACT, BLOCK 1, LOT 1A (FINAL – 2.63 ACRES)
Located south of Kinney Street between Chaparral Street and Water Street.

7. **1015144-P036 (15-22000042)**
LAGUNA VISTA SHORES, BLOCK 14, LOT 1R (FINAL REPLAT – 0.23 ACRE)
Located at the southwest corner of Buena Vista Drive and Laguna Shores Road.

8. **1015145-NP111 (15-20000010)**
INCARNATE WORD SUBDIVISION (PRELIMINARY - 26.32 ACRES)
Located west of South Staples Street (FM 2444) and south of Lipes Boulevard.

9. **1015147-NP113 (15-21000043)**
CHELSEA, BLOCK 1, LOT 1 (FINAL – 13.814 ACRES)
Located north of Wooldridge Road and east of Rodd Field Road.

10. **1015148-NP114 (15-21000044)**
HIGHWAY VILLAGE SECTION 2, BLOCK 2, LOTS 2R & 4R (FINAL REPLAT – 2.227 ACRES)
Located east of McKinzie Road and south of Leopard Street.

After Staff's presentation, the floor was opened for comments and discussion by commissioners. There being none, the public hearing was opened.

Katherine Dain, 4759 Ocean Drive: Ms. Dain does not oppose New Plat Item "2" but would like to know if it would affect her husband's business in any way. Her husband owns the Domino's Pizza at 2602 Waldron Road, which is surrounded an all sides by Flour Bluff School. Mr. Dimas stated there should be no impact since they are just redefining what is already within the property.

With no one else coming forward for public comment, Chairman Ramirez called for a motion. Motion to **approve** New Plats, Items "2", "3", "6", "7", "8", "9" and "10" was made by Commissioner Lippincott and seconded by Commissioner Baugh. Motion passed with Commissioner Hovda absent.

Mr. Dimas read New Plat Item "4" into record as shown below. Mr. Dimas stated the plat satisfies all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval.

4. **0815112-P026 (15-22000031)**
ALFRED BARTHLOME'S ACRE TRACT (FINAL REPLAT – 0.605 ACRE)
Located east of Nueces Bay Boulevard between Up River Road and Barthlome Street.

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, Item "4" was made by Vice Chairman Villarreal and seconded by Commissioner Crull. Motion passed with Commissioner Hovda absent.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

Mr. Dimas read New Plat Item "5" into record as shown below. Mr. Dimas stated the plat satisfies all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval. After Staff's presentation, the floor was opened for comments and discussion by commissioners. There being none, the public hearing was opened.

5. 0915131-P032 (15-22000037)
PORT ARANSAS CLIFFS, BLOCK 15, LOTS A3, A4, A5, A6 & A7 (FINAL REPLAT – 0.82 ACRE)
Located west of Ocean Drive and north of Ropes Street.

Beth Juan at 3601 Ocean Drive: Ms. Juan presented the Commission with letters and a signed petition opposing New Plat Item "5" from the majority of the property owners within the 200 foot public notification radius; additional letters of opposition from property owners outside the 200 foot radius. She feels the new lot sizes are too small for the proposed new homes to be built and are not consistent with the rest of the neighborhood. She understands that the developer plans to build five homes on what are now two lots. Ms. Juan stated the majority of the neighborhood consists of one home per two lots.

Mark Madison at 3561 Denver Avenue: Mr. Addison asked if there were any deed restrictions placed on the property and if so, those deed restrictions need to be enforced. He said he has spoken with the appraisal district and was told that property values will decrease if the proposed new homes are built. It was determined that deed restrictions are not applicable in this case.

Susan Swain at 125 Ropes Street: Ms. Swain is concerned about traffic congestion that will be caused by the proposed construction. She also asked how the 200 foot public notification area is determined. Chairman Ramirez asked Assistant City Attorney Julian Grant for clarification on how it is determined. Ms. Swain also asked a question regarding the 20% threshold of public notices returned in opposition. It was confirmed that this item requires a majority vote by the Planning Commission for approval.

Ruth Ascher at 3551 Ocean Drive: Ms. Ascher wanted to her opposition to be recorded and she feels the integrity of the neighborhood will be ruined if this item is approved.

The fifth citizen to approach the Commission was a female with a French accent which was inaudible; therefore it was difficult to understand her name and address. She wanted to state for the record that she is in opposition of this request. She and her husband have lived in the neighborhood for 15 years and would like for the spirit of the neighborhood to remain the same; she mentioned that she signed the petition.

Natasha Davis at 3538 Denver Avenue: Ms. Davis shares the same sentiments of keeping the look of the neighborhood consistent and does not want her property value to decrease due to the proposed new construction. Ms. Davis stated she has done some research on previous cases that have been brought forth to the Planning Commission. She understands that these types of requests are mostly approved but there was an older case that was denied which was also in the same area. She brought the agenda from that particular Planning Commission meeting (date unknown) for reference.

Pete Pruneda (Applicant): Mr. Pruneda responded to the citizens' concerns regarding the consistency of the neighborhood. He presented several aerial views of the subject property. He said they plan to keep the proposed construction in the spirit of the neighborhood especially fronting Ocean Drive; reiterated the proposed replat is within regulatory bounds. He also feels that the belief in the decrease of property values is a premature statement.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats – Item "5" (cont.)

Moe Motaghi at 2921 Ocean Drive: Mr. Motaghi stated the property has been vacant for many years and he would hate to see it go undeveloped. Mr. Motaghi continued he is confident that the proposed construction will be very close to the neighborhood's standards and should be given a chance.

With no one else coming forward, the public hearing was closed. After all comments and discussion concluded, Chairman Ramirez called for a motion. Motion to **approve** New Plat Item "5" was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. Motion passed with a majority vote; Commissioner Lippincott voting no and Commissioner Hovda absent.

Time Extensions

Mr. Dimas read Time Extensions Item "11" into record as shown below. Mr. Dimas stated Item "11" was originally approved in May 2015 and this is the first request. The applicant is requesting a six-month time extension and Staff recommends approval.

11. 0215024-NP018 (15-210000110
HOLLY MARKET SUBDIVISION, LOTS 1, 2, 3 & 4 (FINAL – 9.953 ACRES)
Located at the southeast corner of Holly Road and Rodd Field Road (SH 357).

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** Time Extensions Item "11" for a six-month time extension was made by Commissioner Chupe and seconded by Vice Chairman Villarreal. Motion passed with Commissioner Hovda absent.

Mr. Dimas read Time Extensions Item "12" into record as shown below. Mr. Dimas stated Item "12" was originally approved in May of 2015 and it is the first request. The applicant is requesting a six-month time extension and Staff recommends approval.

12. 0415045-NP037 (15-21000016)
JONES SHORELNE BUSINESS LOTS, LOT 1A (FINAL – 1.96 ACRES)
Located north of Born Street between South Water Street and South Shoreline Boulevard.

After Staff's presentation, the public hearing was opened. Chip Urban with Urban Engineering, representing the owner, approached the Commission and explained the need for the extension request.

With no one else coming forward, the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** Time Extensions Item "12" for a six-month time extension was made by Commissioner Lippincott and seconded by Commissioner Williams. Motion passed with Commissioner Hovda absent.

Mr. Dimas read Time Extensions Item "13" into record as shown below. Mr. Dimas stated Item "13" was originally approved in June 2015. The applicant is requesting a six-month time extension. Mr. Dimas stated this is the first extension request for this project and Staff recommends approval.

13. 0415056-P012 (15-22000016)
VANTAGE AT UP RIVER ROAD, BLOCK 1, LOT 1 (FINAL – 19.74 ACRES)
Located south of Up River Road and east of McKinzie Road (FM 3386).

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

Time Extensions – Item "13" (cont.)

After Staff's presentation, the floor was opened comments and discussion by commissioners. There being none, the public hearing was opened.

Katherine Lopez with Big Red Dog Engineering, 5410 West Hausman Road, San Antonio, Texas, addressed the Commission. Ms. Lopez explained the need for the extension request and they have full intention to start the project next year.

With no one else coming forward, the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** Time Extensions Item "13" for a six-month time extension was made by Vice Chairman Villarreal and seconded by Commissioner Williams. Motion passed with Commissioner Hovda absent.

B. ZONING

New Zoning

Ms. Dolores Wood, Development Services, read New Zoning Item "14' into record as shown below.

14. **Case No. 1115-01 – Charlie Thomas Courtesy Ford, Ltd.:** A change of zoning from the "RM-1" Multifamily 1 District, "RM-AT" Multifamily AT District, "RM-3" Multifamily 3 District and the "CN-1" Neighborhood Commercial District to the "CN-1" Neighborhood Commercial District (Tract 1) and the "CG-2" General Commercial District (Tract 2), as shown on the map included, resulting in a change to the Future Land Use Map from medium density residential to commercial uses.
Property is described as being a 100 foot wide tract being 2.2763 acres of land (Tract 1) and a 9.98511 acre tract of land (Tract 2) and a portion of Lots 5 and 6, Block 1, Dusty Hills, located along the south side of McArdle Road between Prince Drive and Clare Drive.

Ms. Wood presented several aerial views of the subject property. Ms. Wood stated the subject property is vacant and abuts an existing auto dealership. The request for the change of zoning is to expand the vehicle storage area for the same auto dealership next to the property. Ms. Wood informed the Commission that 48 public notices were mailed; 45 notices were located within the notification area and five notices were located outside the notification area. Ms. Wood stated two public notices were returned in opposition. Staff recommends denial of the "CN-1" Neighborhood Commercial District for Tract 1 and approval of the "CG-2" General Commercial District for Tract 2. Staff feels that Tract 1 would be more appropriately rezoned via a Special Permit. City staff supports a motion to table this item to allow staff and the applicant to work out the details of the Special Permit and to review a site plan should the applicant wish to pursue.

After Staff's presentation, the floor was opened for public hearing. Bryan Stone at 800 North Shoreline Boulevard, representing the auto dealership. Mr. Stone informed the Commission that they are fine with tabling this item to pursue a Special Permit.

With no one else coming forward, the public hearing was closed. Chairman Ramirez called for a motion. A motion was made by Commissioner Crull and seconded by Commissioner Baugh to table New Zoning Item "14" to the December 2, 2015 Planning Commission meeting at 5:30 p.m. Motion passed with Commissioner Hovda absent.

V. DIRECTOR'S REPORT

Mr. Grimsbo informed the Commission that City Council will be providing comments by December 17, 2015 regarding Plan CC. The comments will be summarized and brought back to the Commission sometime in January 2016 for action. Mr. Dimas added that the FEMA maps have been issued and will be available online soon; there will be public outreach.

VI. ITEMS TO BE SCHEDULED ON THE NEXT AGENDA

None

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 5:46 p.m.

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

for Catherine Garza — Date
Development Services Department
Recording Secretary

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