

**MINUTES**  
**REGULAR PLANNING COMMISSION MEETING**  
**CITY OF CORPUS CHRISTI**  
**City Hall Council Chambers, 1201 Leopard Street**  
**March 11, 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

**\*Absent**

**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

**I. CALL TO ORDER**

The meeting was called to order at 5:34 p.m. by Chairman Ramirez and a quorum was declared.

**II. ABSENCES**

Heidi Hovda  
Mike Lippincott  
Eric Villarreal

**III. APPROVAL OF MINUTES**

**1. February 25, 2015 Meeting**

Motion to **approve** Item "1," the February 25, 2015 minutes was made by Commissioner Crull and seconded by Commissioner Braselton. Motion passed with Commissioners Hovda, Lippincott and Villarreal absent.

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

**A. PLATS**

**New Plats**

Miguel Saldaña, Development Services, read New Plats Items "2," "3" and "4" 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. 0115002-NP002 (15-20000001)**

INDUSTRIAL TECHNOLOGY PARK UNIT 4 (PRELIMINARY – 39.51 ACRES)

Located west of South Padre Island Drive (SH 358) and south of Bear Lane.

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

**A. PLATS**

**New Plats (cont.)**

3. **0115015-NP010 (15-21000005)**  
PORTO VILLAGEO UNIT 2 (FINAL – 35.83 ACRES)  
Located east of State Highway 361 and north of Beachcomber Drive.
4. **0215019-NP013 (15-21000007)**  
CABANISS ACRES NO. 2, LOT 5 (FINAL – 5.142 ACRES)  
Located south of Frederick Drive between Crosstown Expressway (SH 286) and Ayers 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 Items "2," "3" and "4" as presented by Staff was made by Commissioner Braselton and seconded by Vice Chairman Rock. Motion passed with Commissioners Hovda, Lippincott and Villarreal absent.

**Time Extensions**

Mr. Saldaña read Time Extensions Items "5," "6" and "7" into record as shown below. Mr. Saldaña stated the engineer of record for Item "5" submitted a letter of request for a 12-month time extension and this was the seventh request for this project. Mr. Saldaña continued the final plat associated with this plat will expire May 25, 2015. Mr. Saldaña stated staff recommended a three-month time extension for Item "5" that will coincide with the expiration of the final plat. Mr. Saldaña stated the engineers of record for Items "6" and "7" submitted a letter of request for a six-month time extension for each plat. Mr. Saldaña continued this was the first request for both plats and Staff recommended approval of the request for a six-month time extension for Time Extensions Items "6" and "7."

5. **030820-NP014 (14-26000001)**  
RODD FIELD HOSPITAL TRACTS, BLOCK 1, LOT 1 (PRELIMINARY – 19.307 ACRES)  
Located east of Rodd Field Road (SH 357) between Holly Road and Wooldridge Road.

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 "5" for a time extension to May 25, 2015 was made by Commissioner Chupe and seconded by Vice Chairman Rock. Motion passed with Commissioners Hovda, Lippincott and Villarreal absent.

6. **0714080-NP067 (14-21000019)**  
CORPUS CHRISTI INDUSTRIAL DISTRICT SECTION 2, BLOCK 10, LOTS 1-7 (FINAL REPLAT – 6.71 ACRES)  
Located south of Baldwin Boulevard between Beacon Street and Airport Road (FM 685).

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

##### A. PLATS

###### TIME EXTENSIONS (Items “6” and “7” cont.)

###### 7. 0714091-P016 (14-22000015)

###### SHORELINE OAKS SUBDIVISION UNIT 4 (FINAL – 4.21 ACRES)

Located north of Purdue Road and south of Division Road.

The floor was opened for comments and discussion by commissioners regarding Time Extensions Items “6” and “7” and there being none, the public hearing was opened with no coming forward and the public hearing was closed. Chairman Ramirez called for a motion. Motion to **approve** Time Extensions Items “6” and “7” for a six-month time extension was made by Commissioner Crull and seconded by Commissioner Chupe. Motion passed with Commissioners Hovda, Lippincott and Villarreal absent.

##### B. ZONING

###### New Zoning

Chairman Ramirez requested the record reflect that he **abstained** from the discussion and action taken on New Zoning Item “8.” The meeting was turned over to Vice Chairman Rock to preside over New Zoning Item “8.”

Annika Gunning, Development Services, addressed the commission. Ms. Gunning read New Zoning Item “8” into record as shown below. Ms. Gunning stated the subject property was located within the boundaries of the Central Business Development Plan and is planned for medium density residential along Antelope Street and mixed commercial uses along Leopard Street.

8. **Case No. 0215-01 – The Salvation Army:** A change of zoning from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit, resulting in a change to the Future Land Use Plan from Medium Density Residential and Mixed Commercial uses to Commercial uses.  
Property is described as Lots 1 through 9, Block 2, West End Addition and portion of alley between Antelope and Leopard Streets and between Mexico and Josephine Streets.

Ms. Gunning presented several aerial views of the property. Ms. Gunning stated the purpose of the change of zoning is to allow for a transitional housing facility for homeless families, women and children, veterans and men. The facility will include a family service center, courtyard, playground and a work therapy program for veterans and other care and training services.

Ms. Gunning continued the development plan for the property is an approximately 35,000 square foot, two-story facility with 220 beds which will be called the “Center of Hope” and will be operated by the Salvation Army. The facility will be primarily used to house families, single women and veteran men who are homeless and in need of social services to assist their transition into permanent housing. Residents can live at the facility for up to two years. The center will be opened 24-hours, seven days a week with secured access for those in the program. The facility will include a dining and kitchen area to serve program

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

##### **B. ZONING**

###### **New Zoning – Item “8” (cont.)**

participants, an open-air courtyard, multi-purpose classroom, administrative offices, parking and a playground.

Ms. Gunning stated twenty-one (21) notices were mailed to property owners within the notification area, seven (7) notices were mailed to owners outside the area, one (1) notice was returned by the Uptown Neighborhood Initiative and four (4) notices were returned in opposition. Ms. Gunning stated Staff recommended approval of the change of zoning from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit subject to eleven (11) conditions. Ms. Gunning read the eleven conditions.

After Staff’s presentation, Vice Chairman Rock opened the floor for discussion and comments by commissioners. After a period of comments and discussion by commissioners concluded, Vice Chairman Rock opened the public hearing.

Peter Cavazos, 4117 Verner Drive: Mr. Cavazos stated he attended tonight’s meeting on behalf of his mother. Mr. Cavazos continued his mother owns property located at 5101 Leopard Street and was concerned about the location of the proposed facility being too close to her property and the people that would be hanging around the facility. Mr. Cavazos stated after listening to the presentation, he felt the project would be good for the area.

Arthur Steel, 2906 McArthur Street: Mr. Steel stated he was speaking on behalf of himself and so many others that have been assisted by the Salvation Army. Mr. Steel continued he was appreciative of the help he received and was excited about the new facility and how many others will be helped by the Salvation Army.

Robert Engle: Mr. Engle stated that the proposed project would be an expansion of what currently exists at the Josephine Street facility. Mr. Engle continued that the facility would be an upgrade for the area and the project has been a major effort in a much focused way.

Tammy George, 1104 Illinois Street, Robstown, Texas: Ms. George stated the Salvation Army has done a great job in helping so many families and with the new facility, they will be able to assist even more families.

Johnny Brooks, 2906 MacArthur Street: Mr. Brooks stated the Salvation Army helped him to relocate and the Salvation Army helps provide the necessary tools so that they can provide for themselves.

Rodney Pate, 1519 Leopard Street: Mr. Pate stated he owns the car dealership at this location. Mr. Pate continued the Salvation Army helps a lot of people and his problem is not with the Salvation Army. Mr. Pate stated he is concerned with the increase in the street walkers and is opposed to the relocation of the facility to Leopard Street. Mr. Pate stated he has been at this location for seven years and the problem of loitering and inappropriate behavior have increased and feels a better location is needed for the new facility.

Marie Medellin, 715 Josephine Street: Ms. Medellin stated she wanted to state her opposition to the change of zoning. Ms. Medellin continued homeless and loitering activities are very high and she is afraid that it will increase even more once the new facility is opened.

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

**B. ZONING**

**New Zoning – Item “8” (cont.)**

Grace Gonzalez, 715 Upper Broadway: Ms. Gonzalez stated she was speaking on behalf of her father who owns property on Leopard Street close to where the proposed facility will be located. Ms. Gonzalez stated she agrees with the previous comments regarding the wonderful services that the Salvation Army provides not only to the homeless, but to the community as a whole. Ms. Gonzalez stated she felt the relocation of the facility to Leopard will place the burden on the Leopard Street coordinator.

Jan Page, 1519 Leopard Street: Ms. Page stated she also wanted to express her concerns about the activities that occur in front of their car dealership business and the behavior of so many of the homeless walking and loitering in front of their business. Ms. Page continued that many of them are on drugs and something needs to be done to help the situation.

After all comments and discussion concluded, the public hearing was closed. Vice Chairman Rock called for a motion. Motion to **approve** the change of zoning from the “CI” Intensive Commercial District to “CI/SP” Intensive Commercial District with a Special Permit subject to the conditions presented by Staff was made by Commissioner Braselton and seconded by Commissioner Chupe. Motion passed with Commissioners Hovda, Lippincott and Villarreal absent and Chairman Ramirez **abstained**.

Vice Chairman Rock turned the meeting back over to Chairman Ramirez to conclude the meeting agenda.

**V. DIRECTOR’S REPORT**

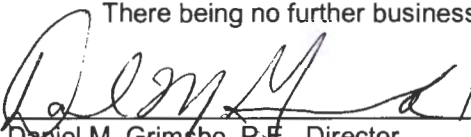
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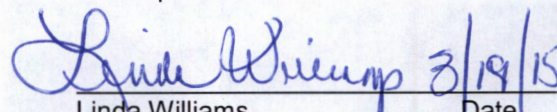
**VI. ITEMS TO BE SCHEDULED**

None

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:15 p.m.

  
Daniel M. Grimsbo, P.E., Director  
Development Services Department  
Secretary to Planning Commission  
19 MAR 15  
Date

  
Linda Williams  
Development Services Department  
Recording Secretary  
3/19/15  
Date