MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF CORPUS CHRISTI
City Hall Council Chambers, 1201 Leopard Street
November 4, 2015
5:30 P.M.

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

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
Linda Williams, Recording Secretary

Absent
****Arrived at 5:32 p.m.***

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. October 21, 2015 Meeting

Motion to **approve** Item "1," the October 21, 2015 minutes, was made by Vice Chairman Villarreal and seconded by Commissioner Crull. Motion passed with Commissioners Chupe and Williams absent.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

Julio Dimas, Development Services, read New Plats Items "2" through "4" 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. 0615082-P017 (15-22000021)
YORKTOWN ESTATES UNIT 1 (FINAL – 43.047 ACRES)
Located east of Yorktown Boulevard and west of Cayo Del Oso.

3. 0615090-NP0071 (15-21000027)
ESTATES OF CHAPMAN RANCH, OCL (FINAL REPLAT – 78.77 ACRES)
Located west of State Highway 286 and south of County Road 70 outside the city limits.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats (cont.)

4. 0715108-P023 (15-22000028)
SANDY CREEK UNIT 2 (FINAL – 9.64 ACRES)
Located south of Holly Road and west of Ennis Joslin 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** New Plats Items "2" through "4" was made by Vice Chairman Villarreal and seconded by Commissioner Hovda. Motion passed with Commissioners Chupe and Williams absent.

Time Extensions

Mr. Dimas read Time Extensions Item "5" into record as shown below. Mr. Dimas stated Item "5" was originally approved on September 24, 2014 and for a six-month time extension on April 8, 2015. The applicant is requesting a six-month time extension to allow additional time to complete construction on the previous phase and also begin work on the public improvements associated with this project. Mr. Dimas stated this is the second time extension request for this project and Staff recommends approval.

5. 0814102-NP084 (14-21000022)
ROB-LEX INDUSTRIAL AREA, BLOCK 1, LOTS 9-13 (FINAL REPLAT – 4.08 ACRES)
Located east of North Padre Island Drive (SH 358) between Agnes Street (SH 44) and Bates 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** Time Extensions Item "5" for a six-month time extension was made by Commissioner Crull and seconded by Commissioner Baugh. Motion passed with Commissioners Chupe and Williams absent.

Mr. Dimas read Time Extensions Item "6" into record as shown below. Mr. Dimas stated Item "6" was originally approved on October 8, 2014 and for a six-month time extension on April 22, 2015. The applicant is working with a new partner and is requesting a six-month time extension to allow additional time to secure financing for this project. Mr. Dimas stated this is the second time extension request for this project and Staff recommends approval.

6. 0814112-NP091 (14-21000023)
NUECES RIVER IRRIGATION PARK TRACT 9, BLOCK 1, LOT 1 (FINAL – 16.17 ACRES)
Located west of Interstate Highway 69 and south of County Road 52.

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 "6" for a six-month time extension was made by Vice Chairman Villarreal and seconded by Commissioner Lippincott. Motion passed with Commissioners Chupe and Williams absent.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

Time Extensions

Mr. Dimas read Time Extensions Item "7" into record as shown below. Mr. Dimas stated Item "7" was originally approved on April 22, 2015. The applicant is requesting a six-month time extension to allow additional time to complete the process for plat recordation. Mr. Dimas stated this is the first time extension request for this project and Staff recommends approval.

7. 0215035-NP019 (15-21000007)
STONEGATE SOUTH SUBDIVISION UNIT 2 (FINAL – 0.51 ACRE)
Located at the northwest corner of Holly Road and Everhart 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 "7" for a six-month time extension was made by Commissioner Crull and seconded by Vice Chairman Villarreal. Motion passed with Commissioners Chupe and Williams absent.

Wastewater Lot/Acreage Fee Exemption

Mr. Dimas read Wastewater Lot/Acreage Fee Exemption Item "8" into record as shown below. Mr. Dimas stated this exemption request is associated with the Lewis and Cook Addition, Block 1, Lot 1 final plat that was approved at the July 1, 2015 meeting.

0615076-NP061 (15-21000023) - (PLAT APPROVED AT THE 07/01/15 PC MEETING)
LEWIS & COOK ADDITION, BLOCK 1, LOT 1 (FINAL REPLAT – 2.555 ACRES)
Located at the intersection of Agnes Street (Business State Highway 44) and Bockholt Road.

8. Request for waiver of sanitary sewer infrastructure construction per Section 8.2.7.B.1.d.ii of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in accordance with Section 8.5.2.G of the UDC.

Mr. Dimas stated Mr. Craig Lewis, with RME Consulting Engineers, submitted a letter of request on behalf of the applicant requesting a waiver of the sanitary sewer infrastructure construction per Section 8.2.7.B.1.d.ii of the Unified Development Code and an exemption from the wastewater lot/acreage fees. Mr. Dimas stated the applicant plans to construct a warehouse on the property and is proposing to install an on-site sewerage septic facility that will be permitted through the City/County Health Department. Mr. Dimas continued Staff does not see availability of service to the area in the foreseeable future and recommends approval of the exemption request.

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** Wastewater Lot/Acreage Fee Exemption Request Item "8" was made by Commissioner Lippincott and seconded by Commissioner Braselton. Motion passed with Commissioners Chupe and Williams absent.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

Continued Zoning

Ms. Yankee read Continued Zoning Item "9" into record as shown below. Ms. Yankee stated the subject property was located within the boundaries of the London Area Development Plan and is planned for estate residential uses or 1-acre residential lots. Ms. Yankee continued the proposed change of zoning to the "RS-22" Single-Family 22 District is not consistent with the adopted Future Land Use Map, but it is consistent with the character and zoning of surrounding neighborhoods. Ms. Yankee stated the applicant is requesting the change of zoning to the smaller lot sizes to ultimately plat the property into four (4) lots.

9. **Case No. 1015-02 – Edward Gonzalez:** A change of zoning from the "RE" Residential Estate District to the "RS-22" Single-Family 22 District, resulting in a change to the Future Land Use Map from estate residential uses to low density residential uses. Property is described as being Lot 21, Block 2, The Coves at Lago Vista Unit 3, located approximately 1,200 feet east of King Ranch Drive and 600 feet south of the corner of Oso Parkway and Green Jay Court.

Ms. Yankee stated the zoning case was initially presented at the October 21, 2015 meeting and was tabled to allow additional time for the applicant to meet with the property owners. Ms. Yankee stated she was told that an agreement had been reached between the applicant and the property owners, but Staff had not received anything in writing. Ms. Yankee stated the applicant's representative was present and is available to answer questions. After Staff's presentation, the floor was opened for comments and discussion by commissioners. There being none, the public hearing was opened.

Victor Medina, 2460 Cricket Hollow: Mr. Medina stated the applicant met with the property owners and everyone is in agreement. Chairman Ramirez stated he was glad the applicant and the property owners met and reached an agreement. After further discussion and comments, the public hearing was closed.

Commissioner Hovda stated she was uncomfortable in that the property owners in opposition did not submit anything in writing stating their agreement to the change of zoning. Commissioner Hovda asked if the opposition percentage initially presented would be affected and forwarded to City Council or would the recommendation to City Council include tonight's action only. Ms. Yankee stated the Planning Commission report will be updated to include the opposition from the October 21, 2015 meeting and tonight's final action.

After all comments and discussion concluded, Chairman Ramirez called for a motion. Motion to **approve** the change of zoning from the "RE" Residential Estate District to the "RS-22" Single-Family 22 District was made by Vice Chairman Villarreal and seconded by Commissioner Baugh. Motion passed with Commissioners Chupe and Williams absent.

V. 2016 Planning Commission Calendar

Chairman Ramirez stated Staff submitted the 2016 meeting calendar for approval and he hoped commissioners had an opportunity to review it. After a brief discussion regarding the calendar and if there were any changes, Chairman Ramirez called for a motion. Motion to **approve** the 2016 Planning Commission Calendar with the recommendation to cancel the December 30, 2016 meeting, was made by Vice Chairman Villarreal and seconded by Commissioner Hovda. Motion passed with Commissioners Chupe and Williams absent.

VI. Director's Report

No report

VII. ITEMS TO BE SCHEDULED

None

VIII. ADJOURNMENT

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

11/11/15

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

11/11/15

Linda Williams Date
Development Services Department
Recording Secretary