MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF CORPUS CHRISTI
City Hall Council Chambers, 1201 Leopard Street
May 6, 2015
5:30 P.M.

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

Left at 7:15 p.m.

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
Jessica Alford, Project Manager*
Joseph Brice, Assistant City Attorney
Linda Williams, Recording Secretary

I. CALL TO ORDER

The meeting was called to order at 5:33 p.m. by Chairman Ramirez and a quorum was declared.

II. ABSENCES

None

III. APPROVAL OF MINUTES

1. April 22, 2015 Meeting

Motion to **approve** Item "1," the April 22, 2015 minutes was made by Commissioner Lippincott and seconded by Commissioner Braselton. Motion passed.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

Miguel Saldaña, Development Services, read New Plats Items "2," "3," "4" and "5" 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.

New Plats

2. 0115010-P003 (15-22000004)
TULOSO MIDWAY HIGH SCHOOL AGRICULTURAL COMPLEX, BLOCK 1, LOT 1 (FINAL – 15.00 ACRES)
Located west of McKinzie Road (FM 3386) and south of Haven Drive.

3. 0215024-NP018 (15-21000011)
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).

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

New Plats

4. **0415044-NP036 (15-21000015)**
JOHNS INDUSTRIAL SUBDIVISION, LOTS 4R, 5R & 6R (FINAL REPLAT – 16.27 ACRES)
Located north of Bear Lane and east of Navigation Boulevard.

5. **0415045-NP037 (15-21000016)**
JONES SHORELINE BUSINESS LOTS, LOT 1A (FINAL – 1.95 ACRES)
Located north of Born Street between South Water Street and South Shoreline Boulevard.

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," "4" and "5" as presented by Staff was made by Vice Chairman Villarreal and seconded by Commissioner Lippincott. Motion passed.

Time Extension

Mr. Saldaña read Time Extension Item "6" into record as shown below. Mr. Saldaña stated the engineer of record for Item "6" requested a six-month time extension to allow additional time for the applicant to finalize the refinancing and reorganizational process for the project. This is the **second** time extension for this project and Staff recommends **approval.**

6. **0214015-NP009 (14-21000003)**
PADRE ISLAND-CORPUS CHRISTI ISLAND FAIRWAY ESTATES, BLOCK 27B, LOTS 2A-2F (FINAL – 5.91 ACRES)
Located west of South Padre Island Drive (PR 22) and north of Whitecap Boulevard.

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 Extension Item "6" for a six-month time extension was made by Commissioner Crull and seconded by Vice Chairman Villarreal. Motion passed.

Mr. Saldaña read Variance Request Item "7" into record as shown below. Mr. Saldaña stated the applicant's representative submitted a request for a variance from Section 8.2.1.G of the Unified Development Code (UDC) that requires a 59-foot radius for cul-de-sacs or 56 feet if the sidewalk is tied to the curb. Mr. Saldaña continued Airline Crossing Unit 2, the original plat, was recorded showing a radius of 55 feet.

Mr. Saldaña stated the variance was requested when the property owner obtained the services of a firm to survey the property and found that the home was constructed 5 feet into the front yard setback. Mr. Saldaña continued it was found that the property pins were set at 50 feet instead of 55 feet as the recorded plat showed. Mr. Saldaña stated Staff recommended approval of the variance request. Mr. Saldaña continued if the variance request is not approved, the amending plat cannot be approved.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

Variance Request – Item "7" (cont.)

7. 0415057-NP046 (15-230000020)
AIRLINE CROSSING UNIT 2, BLOCK 4, LOTS 16-21 & 28-33
Variance request from Section 8.2.1.G of the Unified Development Code (UDC) that requires cul-de-sacs to have a right-of-way radius of 59 feet or 56 feet if the sidewalk is tied to the curb.

After Staff's presentation, the floor was opened for comments and discussion by commissioners. After a brief period of comments and discussion by commissioners concluded, 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** Variance Request Item "7" from Section 8.2.1.G of the Unified Development Code (UDC) was made by Commissioner Lippincott and seconded by Commissioner Braselton. Motion passed.

Mr. Saldaña read the related plat into record as shown below. Mr. Saldaña stated the amending plat associated with the variance request satisfied all requirements of the Unified Development Code (UDC) and State Law and the Technical Review Committee recommends approval.

8. 045057-NP046 (15-23000020)
AIRLINE CROSSING UNIT 2, BLOCK 4, LOTS 16-21 & 28-33 (AMENDING - 2.04 ACRES)
Located west of Airline Road and south of Lipes Boulevard.

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** Variance Request "Item 8" – the amending plat of Airline Crossing Unit 2, Block 4, Lots 16-21 and 28-33, was made by Vice Chairman Villarreal and seconded by Commissioner Crull. Motion passed.

B. ZONING

New Zoning

Jessica Alford, Development Services, addressed the commission. Ms. Alford read New Zoning Item "9" into record as shown below. Ms. Alford stated the subject property was located within the boundaries of the Southside Area Development Plan and is planned for low density residential uses. Ms. Alford continued the requested rezoning to the "RM-1" Multifamily 1 District is not consistent with the Future Land Use Plan.

9. Case No. 0515-01 – The Mostaghasi Investment Trust: 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 low density residential to medium density residential uses.
Property is described as being 7.782 acres out of Lots 21 and 22, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Durant Drive between Dewberry Drive and Dogtooth Court.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

New Zoning – Item "9" (cont.)

Ms. Alford presented several aerial views of the property and stated the purpose of the change of zoning is to allow construction of an apartment complex. The apartment complex will be the proposed Phase II expansion of the Wooldridge Creek Apartments on the subject property. Ms. Alford continued the expansion will consist of 145 apartments in addition to the existing 206 units located north of the subject property. Access to the proposed expansion would be available through the existing apartment complex. Ms. Alford stated the applicant has not submitted a site plan of the proposed expansion.

Ms. Alford stated twenty-eight (28) notices were mailed to property owners within the notification area, seven (7) notices were mailed to owners outside the area and twelve (12) notices were returned in opposition. Ms. Alford stated Staff recommends denial of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

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

Jim Villaume, Steve Roberts Realty, 5934 South Staples Street and representative for the applicant: Mr. Villaume provided brief history of the property. Mr. Villaume stated that several years ago, the owner acquired 40 acres of land and developed the Wooldridge Creek Unit 12 Subdivision, as well as the Wooldridge Creek Unit 13; which is a 206-unit apartment complex. Mr. Villaume continued the subject property will be the location of the proposed Phase II expansion to the existing apartment complex. Mr. Villaume briefly highlighted several points for consideration of the proposed change of zoning to the "RM-1" Multifamily 1 District. Mr. Villaume stated that Phase I of the Wooldridge Creek Apartment complex has fitted well with the adjacent and surrounding commercial and residential developments in the subdivision and Phase II should also fit well.

Joe Fry, 2533 Dogtooth Court: Mr. Fry stated the existing apartments cannot be considered high class because of the condition of the units. Mr. Fry continued he is very concerned what an additional apartment complex would have on home valuations and also the volume of traffic that will be generated with the proposed Phase II expansion.

Sue Ellen Fry, 2533 Dogtooth Court: Ms. Fry stated with the existing apartment complex, there are numerous issues and concerns regarding the traffic in trying to exit out of the apartment because residents are using the residential streets. Because of the traffic concerns, the children in the neighborhood no longer have a place play. Trash dumpsters are not emptied on a regular basis which results in trash overflowing and blowing in the wind.

Joseph Briones, 2522 Dogtooth Court: Mr. Briones stated that he was upset that the property is being rezoned to build another apartment complex in the subdivision. Mr. Briones stated the developer of the apartment complex does not maintain the property and the apartments are a negative impact to the neighborhood.

Ivan Winningham, 2522 Dewberry Drive: Mr. Winningham stated that because of the traffic problem with the apartments, residents are using Dewberry Drive as an entrance/exit to get to and from the apartment complex.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

New Zoning – Item "9" (cont.)

Jo Woolsley, 5906 Raven Hill Drive: Ms. Woolsley stated she has a concern with residents from the apartment complex looking down and into her front yard.

Luis Torres, 2518 Dewberry Court: Mr. Torres stated he is concerned about the safety of the neighborhood with the combined vehicular and pedestrian traffic into an already bad situation.

Jessica Land, 2534 Dogtooth Court: Ms. Land stated one of her greatest concerns is that the additional apartment complex will affect the property valuations of their homes and also the increase volume in traffic.

Mark Harper, 2514 Wishbone Court: Mr. Harper stated he was very concerned with the traffic issues and one of the key factors is safety.

After all comments and discussion concluded, the public hearing was closed. Chairman Ramirez called for a motion. Motion to **deny** the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District was made by Commissioner Chupe and seconded by Commissioner Lippincott. Motion passed.

Annika Gunning, Development Services, addressed the commission. Ms. Gunning read New Zoning Item "10" into record as shown below. Ms. Gunning stated the subject property was located within the boundaries of the Southside Area Development Plan and is planned for low density residential uses. Ms. Gunning continued the requested rezoning to the "CN-1" Neighborhood Commercial District is not consistent with the Future Land Use Plan.

10. **Case No. 0515-02 – The Mostaghasi Investment Trust:** A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses.

Property is described as Lot 1, Block 1, King's Point Unit 6, located along the north side of Yorktown Boulevard between Gingerberry Drive and Loire Boulevard.

Ms. Gunning presented several aerial views of the property and stated the purpose of the change of zoning is to allow retail commercial and office developments. Ms. Gunning continued the applicant's intent is to develop five (5) 1.3-acre sites for retail commercial and office development per the land submitted land use statement and the conceptual plat submitted with the application.

Ms. Gunning stated the change of zoning is not compatible with the existing residential uses north of the subject property. Ms. Gunning continued that the property would be more appropriately suited for low-density or high-density residential development because of its close proximity to other commercially zoned properties. Ms. Gunning stated if the commission chooses to recommend a commercial district, the "CN-2" Neighborhood Commercial District should be considered in lieu of the requested "CN-1" Neighborhood Commercial District.

Ms. Gunning stated forty-two (42) notices were mailed to property owners within the notification area, eleven (11) notices were mailed to owners outside the area and nineteen (19) notices were returned in opposition. Ms. Gunning stated Staff recommends denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

B. ZONING

New Zoning – Item "10" (cont.)

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

Jim Villaume, Steve Roberts Realty, 5934 South Staples Street, and Representative for applicant: Mr. Villaume stated the subject property was previously submitted for a change of zoning to the "RM-1" Multifamily 1 District approximately three months ago. Mr. Villaume continued the request was withdrawn because the buyer for the apartment development terminated the contract.

Mr. Villaume stated he met with many of the residents and the discussion showed that many of the residents backing up to the subject property did not want an apartment development looking down into their backyards. Mr. Villaume continued the meeting ended with the residents' position being that they wanted the property to remain zoned as single-family residential. Mr. Villaume stated the highest and best use of this land is no longer single-family residential homes, but it is better suited for commercial uses.

After all comments and discussion concluded, the public hearing was closed. Chairman Ramirez called for a motion. Motion to **deny** the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District was made by Commission Lippincott and seconded by Commissioner Crull. Motion passed.

V. PRESENTATIONS

11. Overview of Plan CC Comprehensive Plan 2035

Larissa Brown, Principal with the firm of Startec Urban, addressed the commission. Ms. Brown informed commissioners of the outreach forum for the Draft Plan CC 20-Year Comprehensive Plan scheduled for Saturday, May 9, 2015, 8:30 a.m. at the American Bank Center.

Ms. Brown presented an overview of the Plan CC Comprehensive Plan 2035 via skype. Ms. Brown's overview highlighted three areas: Project Status, Plan CC – the Big Picture and Land Use Policy Issues. After Ms. Brown's overview presentation of the plan concluded, the floor was opened for questions, comments and discussion by commissioners. After all questions, comments and discussion concluded, no action was taken.

12. Overview of Downtown Area Development Plan

The presentation was rescheduled to the May 20, 2015 Planning Commission meeting. Ben Carlson, Director of Urban Design with Goody Clancy, will be the presenter.

VI. DIRECTOR'S REPORT

No report

VII. ITEMS TO BE SCHEDULED

None

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

05/15/15

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

5/15/15

Linda Williams — Date
Development Services Department
Recording Secretary