

MINUTES
REGULAR PLANNING COMMISSION MEETING
City Hall Council Chambers
March 26, 2014
5:30 P.M.

COMMISSIONERS:

Philip Ramirez, Chairman*
Chris Hamilton, Vice Chairman
Mark Adame
Fred Braselton
Marco Castillo**
Mike Lippincott***
Curtis Rock
Eric Villarreal
Marsha Williams**

STAFF:

Julio Dimas, Interim Assistant Director,
Development Services
Miguel Saldaña, AICP, Senior Planner
Marcia Downing, Assistant City
Attorney
Annika Gunning, Project Manager
Kris Carpenter, Planning Technician
Linda Williams, Recording Secretary

**Arrived at 5:53 p.m.*

****Arrived at 5:38 p.m.*

***Absent*

I. CALL TO ORDER

The meeting was called to order at 5:31 p.m. by Vice Chairman Hamilton and a quorum was declared.

II. APPROVAL OF ABSENCES

Motion to **approve** the absences of Commissioners Adame, Lippincott, Rock and Villarreal for the March 12, 2014 meeting was made by Commissioner Braselton and seconded by Commissioner Adame. Motion passed with Chairman Ramirez and Commissioners Castillo, Lippincott and Williams absent.

III. APPROVAL OF MINUTES

1. March 12, 2014 Meeting

Motion to **approve** Item "1," the March 12, 2014 minutes as distributed, was made by Commissioner Adame and seconded by Commissioner Villarreal. Motion passed with Chairman Ramirez and Commissioners Castillo, Lippincott and Williams absent.

IV. PUBLIC HEARING AGENDA ITEMS – DISCUSSION AND POSSIBLE ACTION

A. PLATS

New Plats

Miguel Saldaña, Development Services, read New Plats Items "2," "3," "4," "5" and "6" 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 recommended approval.

2. 0913113-NP074 (13-2000015)

SBC Resort Phase 1 (Preliminary – 252.39 Acres)

Located west of South Padre Island Drive (PR 22) east of Whitecap Boulevard.

IV. PUBLIC HEARING AGENDA ITEMS – DISCUSSION AND POSSIBLE ACTION

A. PLATS

New Plats (cont.)

3. **1113157-NP104 (13-21000038)**
George Estates (Final – 15.567 Acres)
Located east of Rodd Field Road and north of Saratoga Boulevard (SH 357).
4. **1113159-P048 (13-22000049)**
Barclay Grove Unit 11 (Final – 4.199 Acres)
Located along Corsica Road east of South Staples Street (FM 2444).
5. **0214027-P008 (14-22000007)**
Retta Place Unit 3 (Final – 10.009 Acres)
Located north of Glenoak Drive between Annie Rae Way and Vialoux Drive.
6. **0214015-NP009 (14-21000003)**
Padre Island-Corpus Christi Island Fairway Estates, Block 27-B, Lots 2A, 2B, 2C, 2D, 2E & 2F (Final Replat – 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.

Vice Chairman Hamilton called for a motion. Motion to **approve** New Plats Items "2," "3," "4" "5" and "6" was made by Commissioner Rock and seconded by Commissioner Adame. Motion passed with Chairman Ramirez and Commissioners Castillo and Williams absent.

Continued Time Extension

Mr. Saldaña read Continued Time Extension Item "7" into record as shown below. Mr. Saldaña stated the applicant's representative for this item submitted a letter of request for a six-month time extension because at this time, the applicant did not want to move forward on the project. This is the twelfth request for this project and Staff recommends **denial** of the request.

7. **0608062-P048 (08-21000003)**
Packery Pointe Subdivision (Final Replat – 54.974 Acres)
Located north of South Padre Island Drive (PR 22) between Aquarius Street and Marina Drive.

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

Chip Urban, Urban Engineering, 2725 Swanter Drive, stated he was standing in for Murray Hudson, engineer of record for the project. Mr. Urban stated he was not very knowledgeable of the project and he was requesting the commission to table action on the time extension request to the April 9, 2014 meeting.

A question was asked why Staff recommended denial of the time extension request and Mr. Saldaña stated the plat has been in the system for six years. Mr. Saldaña continued that according to the letter of request submitted, there is a potential for some development to occur,

IV. PUBLIC HEARING AGENDA ITEMS – DISCUSSION AND POSSIBLE ACTION

A. PLATS

Continued Time Extension – Item “7” (cont.)

but nothing was specifically outlined. Commissioner Villarreal asked about the plat expiration date and Mr. Saldaña stated if the time extension request was denied, the plat will expire. The plat would have expired sooner, but time extensions were approved. Mr. Saldaña continued in the past, the commission discussed placing a limit on the number of time extension requests approved, but no action was taken. Mr. Saldaña stated the commission also has the option of approving the time for three months or six months. After further comments and discussion, the public hearing was closed.

Vice Chairman Hamilton called for a motion. Motion to **approve** Continued Time Extension Item “7” for a three-month time extension was made by Commissioner Adame and seconded by Commissioner Braselton. Motion passed with Commissioner Rock voting no, Chairman Ramirez and Commissioners Castillo and Williams absent.

B. ZONING

New Zoning

Kris Carpenter, Development Services, addressed the commission. Mr. Carpenter read New Zoning Item “8” into record as shown below. Mr. Carpenter stated the purpose of the requested rezoning was to allow the use of a moving company with fleet parking of medium to large size trucks. The subject property is located in the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning of the “IL” Light Industrial District is not consistent with the adopted Future Land Use Plan.

- 8. Case No. 0314-02 – Morent, LLC – Series A:** A rezoning from the “CG-2” General Commercial District to the “IL” Light Industrial District, resulting in a change to the Future Land Use Plan from commercial to light industrial uses. Property is described as Lot 4, Block 16-D, Lokey Subdivision, located along the north side of Wooldridge Road, approximately 530 feet east of South Staples Street.

Mr. Carpenter presented several aerial views of the subject property. Mr. Carpenter stated twenty-nine (29) notices were mailed to property owners within the 200-foot notification area and three notices were mailed to property owners outside the notification area and no notices were returned. Mr. Carpenter stated Staff recommends approval.

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

Burris McCree, 6000 South Staples Street, the applicant addressed the commission. Mr. McCree stated he was available to answer any questions the commission might have. Mr. McCree continued he wanted to let the commission know that medium-size trucks will be used in moving in and around the city and not the larger trucks. After all comments and discussion concluded, the public hearing was closed.

IV. PUBLIC HEARING AGENDA ITEMS – DISCUSSION AND POSSIBLE ACTION

B. ZONING

New Zoning (cont.)

Vice Chairman Hamilton called for a motion. Motion to **approve** the rezoning from the "CG-2" General Commercial District to the "IL" Light Industrial District was made by Commissioner Braselton and seconded by Commissioner Lippincott. Motion passed with Chairman Ramirez and Commissioners Castillo and Williams absent.

Annika Gunning, Development Services, addressed the commission. Ms. Gunning read New Zoning Item "9" into record as shown below. Ms. Gunning stated the purpose of the requested rezoning was to allow construction of a multi-family development consisting of six 12-unit buildings and a 6,000 square-foot commercial retail center. The subject property is vacant and is located in the Northwest Area Development Plan planned for commercial uses and the proposed rezoning is consistent with the adopted Future Land Use Plan.

- 9. Case No. 0314-03 – ZEBA, LLC:** A rezoning from the "RS-6" Single-family 6 District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Map.

Property is described as being a 5.864-acre tract of land out of Tract 11 of the Partition of the Estate of John B. Harney, located between Leopard Street and Interstate Highway 37, approximately 1, 200 feet east of Callicoatte Road.

Ms. Gunning presented several aerial views of the subject property. Ms. Gunning continued nine (9) notices were mailed to property owners within the notification area and one was mailed outside the notification area with no notices returned. Ms. Gunning stated Staff recommends approval of the rezoning 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.

Vice Chairman Hamilton called for a motion. Motion to **approve** the rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District was made by Commissioner Villarreal and seconded by Commissioner Rock. Motion passed with Chairman Ramirez and Commissioners Castillo and Williams absent.

Ms. Gunning read New Zoning Item "10" into record as shown below. Ms. Gunning stated this rezoning request consisted of five different tracts of land consisting of mixed zoning uses. Ms. Gunning continued the purpose of the requested rezoning was to allow construction of a mixed use development. The subject property is located within the Southside Area Development Plan and is planned for medium and low density uses.

IV. PUBLIC HEARING AGENDA ITEMS – DISCUSSION AND POSSIBLE ACTION

B. ZONING

New Zoning (cont.)

- 10. Case No. 0314-04 – Dorsal Development LLC:** A rezoning from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1, to the “RM-2” Multifamily 2 District on Tract 2, to the “RM-1” Multifamily 1 District on Tract 3, to the “RS-4.5” Single-Family 4.5 District on Tract 4 and to the “RS-TF” Two-Family District on Tract 5, not resulting in a change to the Future Land Use Map from Medium Density Residential to Commercial on Tract 1, from Medium Density Residential to High Density Residential on Tract 2, from Low Density Residential to High Density Residential on Tract 3 and from Low Density Residential to Medium Density Residential on Tract 5.

Property is described as being a 70.201-acre tract of land out Lots 7, 8, 9 and 10, Section 25 and Lots 1, 2, 5 and 6, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Yorktown Boulevard at the intersection of Starry Road.

Ms. Gunning presented several aerial views of the subject property. Ms. Gunning stated that the 70.201-acre development will consist of commercial uses, a medium density multifamily use and low density residential uses. The development will also include an indoor and outdoor athletic field, a self-storage facility, multifamily apartments and a townhouse development along future Oso Parkway.

Ms. Gunning continued sixteen (16) notices were mailed to property owners within the notification area and two were mailed outside the notification area with no notices returned. Ms. Gunning stated Staff recommends approval of the rezoning request.

After Staff’s presentation, the floor was opened for discussion and comments by commissioners. There being none, the public hearing was opened with no one coming forward and the public hearing was closed.

Vice Chairman Hamilton called for a motion. Motion to **approve** the requested rezoning from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1, to the “RM-2” Multifamily 2 District on Tract 2, to the “RM-1” Multifamily 1 District on Tract 3, to the “RS-4.5” Single-Family 4.5 District on Tract 4 and to the “RS-TF” Two-Family District on Tract 5, was made by Commissioner Lippincott and seconded by Commissioner Rock. Motion passed with Chairman Ramirez and Commissioners Castillo and Williams absent.

V. DIRECTOR’S REPORT

Julio Dimas, Interim Assistant Director, Development Services, introduced himself to the commission. Mr. Dimas gave an update on several items that were approved at the March 25, 2014 City Council meeting:

- The proposed text amendment to the Unified Development Code that extended the time for City Council to take final action on an application from 45 days to six months; and
- The easement closure for the Rancho Vista Subdivision project.

V. DIRECTOR'S REPORT (cont.)

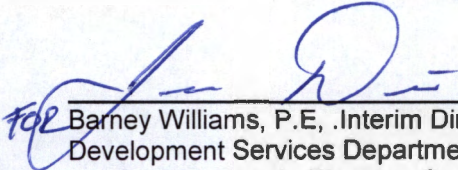
Mr. Dimas stated that since there were only five commissioners at the March 12, 2014 meeting, he wanted to confirm that the meeting date and time of **April 17, 2014, from 12 noon to 2 p.m.** was still a good date and time. After a brief discussion, the meeting date and time did not change.

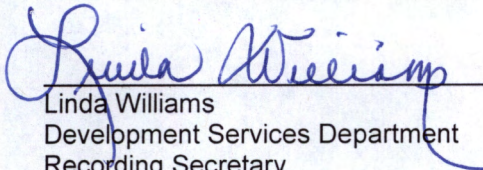
VI. Items to be Scheduled

None

VII. Adjournment

There being no further business, the meeting adjourned at 5:56 p.m.

 4/3/14
Barney Williams, P.E., Interim Director Date
Development Services Department
Interim Secretary to Planning Commission

 4/3/14
Linda Williams Date
Development Services Department
Recording Secretary