

**“UNOFFICIAL EXCERPT”  
CITY OF CORPUS CHRISTI  
PLANNING COMMISSION MEETING  
CITY HALL COUNCIL CHAMBERS  
1201 LEOPARD STREET  
JULY 18, 2012  
5:30 P.M.**

**IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action on the Following Items:**

**C. AMENDMENTS TO THE URBAN TRANSPORTATION PLAN**

**1. Classification of County Road 52**

Mr. Robert Payne, Planning and Environmental Services Department, addressed the Commission. Mr. Payne stated the amendment was initiated because a property owner requested the City to amend the Urban Transportation Plan by re-designating County Road 52 from an A-2 Arterial with a 100 foot right-of-way with four (4) lanes and a median to an A-1 Arterial with a 95 foot right-of-way with four (4) lanes and a continuous left-turn lane between U.S. Highway 77 and Callicoatte Road.

Mr. Payne stated that approximately 500 feet of County Road was built without a median and prior to the adoption of the A-2 Arterial designation. Mr. Payne continued the portion of the road proposed for re-designation is approximately one mile in length. The property owner abutting the proposed extension of the street is proposing development of his land for heavy commercial with light industrial uses. Existing land uses in the area include a car dealership, an auto sales lot, a mobile home subdivision, vacant land and a large drainage ditch between his proposed development and an existing single-family subdivision.

Mr. Payne stated the subject roadway was in the Northwest Area Development Plan and the road will remain as an arterial as there has been some rezoning of light industrial uses in the area. Mr. Payne continued that once the road was fully constructed, its purpose will be to provide an alternative to U.S. Highway 77 and Hearn Road for connectivity between the Calallen and Tuloso Midway areas. Mr. Payne continued the vision for the road was to have it as an attractive boulevard that would connect both neighborhoods.

Mr. Payne stated that an A-2 Arterial roadway with a median provides better traffic flow and limits left-turn movements to enhance traffic safety. Mr. Payne continued that where the future development involves truck movement, a street with a continuous left turn lane will provide more storage space for truck turning movements.

Mr. Payne stated the proposed re-designation of County Road 52 was presented to the Traffic Advisory Board at their June 25, 2012 meeting and the Board approved the amendment. Commissioner Castillo asked if Charlie Cardeñas, City Traffic Engineer, had commented on Staff's recommendation and Mr. Payne answered that he verbally discussed the re-designation with him. Commissioner Castillo continued that Mr. Cardeñas was asked the same question and he did not have a response. After Mr. Payne's presentation concluded, the public hearing was opened.

Charles Massey, 3680 U.S. Highway 77, addressed the Commission. Mr. Massey stated that in 2005, the City built the first 450 feet of County Road 52. Mr. Massey continued that Jennings Chevrolet contributed \$75,000.00 to the project. Mr. Massey stated the estimated cost was \$300,000 to build the first 250 feet. Mr. Massey stated having to put the median in the roadway restricts the gooseneck from being able to execute the turn onto County Road 52. Mr. Massey stated the re-designation of the roadway would be a positive step and he encouraged the Commission to approve the amendment.

After all comments and discussion concluded, the public hearing was closed. Chairman Garza called for a motion. A motion to **approve** amending the Urban Transportation Plan to re-designate County Road 52 from an A-2 Arterial Roadway with a median to an A-1 Arterial Roadway with a continuous left-turn lane between U.S. Highway 77 and Callicoate Road was made by Commission Tamez and seconded by Commissioner Nadkarni. Motion passed with Commissioner Kelly absent.