



Meeting Minutes

Planning Commission

Wednesday, July 27, 2022

5:30 PM

Council Chambers

I. Call to Order, Roll Call

The meeting was called to order and a quorum was established with Commissioners Miller and York absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Mandel & Salazar-Garza

A motion was made by Commissioner Zarghouni to approve the absences listed above and it was seconded by Commissioner Gonzalez. The motion passed.

IV. Approval of Minutes

1. [22-1306](#) Regular Meeting Minutes of July 13, 2022

A motion was made by Vice Chairman Schroeder to approve the minutes listed above and it was seconded by Commissioner Zarghouni. The motion passed.

V. Briefing

2. [22-1315](#) Westside Area Development Plan

Annika Yankee, Planning Manager, presented item "2" for the record as shown above. She displayed a map showing the boundary of the Westside area. She presented a timeline of events and activities. She said the project began in the Fall of 2019 with an Advisory Committee meeting, the first online survey in the Winter of 2019 and with a focus group/community meetings.

Next she gave summaries for the community/open house engagements and Advisory Committee input. She gave demographic highlights for race population, age and median household income/home value. Advisory Committee input entailed discussion of opportunities, strengths/assets, issues, threats and a vision for the Westside area. Economic Development is considered the factor most important in future development and there is a lack of housing choices in this area; the community felt that the type of housing needed in the area are townhomes. The online survey revealed that areas for improvement included water quality, parks/recreation, public transportation and family-friendly amenities.

Ms. Yankee continued by giving the Vision Themes with Policy Initiative-Action Items of the Plan. The Vision Themes are Revitalization, Culture and Health/Safety. Below are the following Policy Initiative topics:

- Safety
- Transportation/Drainage
- Healthy Living
- Housing/Neighborhoods
- Culture/History
- Community Service/Programs
- Economic Development

For each Policy Initiative, she highlighted their Action Items and then went into Public Investment Initiatives for short-term, mid-term and long-term projects. The next steps of the plan are to collect/analyze the input from the second online survey, finalize the final report this Summer and hold the public hearing with an anticipated adoption this Fall. No action was taken on this item.

VI. Consent Public Hearing (Item A): Discussion and Possible Action

Chairman Dibble asked Staff to present the Consent Agenda, items "3 through 10". Andrew Dimas, Development Services, read the Consent agenda into the record. New Plat items "3, 4, 5, 6, 7 & 9" satisfy all requirements of the Unified Development Code (UDC)/State Law and the Technical Review Committee (TRC) recommends approval (6 & 7 are conditional approval). Staff also recommends approval for Plat Variance items "8 & 10" as stated in Staff's report.

After Staff's presentation, Chairman Dibble opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Gonzalez to approve the Consent Agenda items and it was seconded by Commissioner Salazar-Garza. The motion passed.

A. Plats

3. [22-1289](#) 22PL1056
EDGEWATER TERRACE, BLOCK 2, LOT 7R (REPLAT- 1.205 ACRE)
Located south of Ocean Drive, on Ennis Joslin Road.
4. [22-1290](#) 22PL1094
GARDENDALE NO. 2, BLK 7 LOTS 35A & 35B (REPLAT - 0.45 ACRES)
Located north of Bonner Drive and east of Nelson Avenue.

5. [22-1313](#) 21PL1073
AZALI ESTATES UNIT 3 (FINAL - 13.84 ACRES)
Located north of Yorktown Blvd & south of Master Channel 31.
6. [22-1292](#) **22PL1065 - CONDITIONAL**
ORIGINAL TOWNSITE OF CALLEN, BLK 23, LOTS 8R, 9R, 10R, & 11R
(REPLAT- 1.29 ACRES)
Located north of Redbird Lane and west of Railroad Avenue.
7. [22-1300](#) **22PL1079 - CONDITIONAL**
CORPUS CHRISTI YORKTOWN (FINAL - 2.08 ACRES)
Located at the northeast corner of Yorktown Boulevard and Waldron Street.

Plats with a Variance (Waiver)

8. [22-1294](#) **22PL1077 - SIDEWALK**
ROBLEX INDUSTRIAL SUBDIVISION, BLOCK 4B, LOTS 1 & 2 (REPLAT-
19.86 ACRES)
Located south of Agnes Street and west of Flato Road.
9. [22-1299](#) 22PL1091
SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT - 10.006 ACRES)
Located north of Saratoga Boulevard and west of Norchester Street.
10. [22-1304](#) **22PL1091 - STREET**
SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT - 10.006 ACRES)
Located north of Saratoga Boulevard and west of Norchester Street.

VII. Public Hearing (Item B): Discussion and Possible Action

B. Plat with a Variance (Waiver)

11. [22-1291](#) 22PL1086
HOLLIDAY HARBOR SUBDIVISION (REPLAT - 3.04 ACRES)
Located north of Yorktown Boulevard and west of Laguna Shores Drive.

12. [22-1293](#) 22PL1086 - SIDEWALK & RIGHT-OF-WAY**HOLLIDAY HARBOR SUBDIVISION (REPLAT - 3.04 ACRES)**

Located north of Yorktown Boulevard and west of Laguna Shores Drive.

Mr. Dimas presented items "11 & 12" as shown above for the record. The request is for a waiver of the plat requirement to construct a sidewalk and right-of-way (ROW) dedication in Section 8.1.4.A and 8.2.2.A of the UDC.

The sidewalk and bike track waiver are for a 675-foot segment fronting Laguna Shores Road and for a 205-foot segment fronting Yorktown Boulevard. Laguna Shores is on the ADA, a Bike Corridor recommended on the Bicycle Mobility Plan and a Parkway Street (P-1) on the Transportation Plan. Yorktown Boulevard is on the ADA Plan, a 1-way, cycle track (both sides) on the Bicycle Mobility Plan, and is a Collector Street (C-2) on the Transportation Plan.

The waiver for a ROW dedication is for 10 feet on Laguna Shores Road. A P-1 Collector requires 80 feet of ROW. The waiver for ROW dedication on Yorktown Boulevard will be unnecessary since Yorktown Boulevard already meets the C-2 ROW width requirement of 65 feet. He proceeded to outline the factors in support and against the waiver.

The applicant states that they do not believe the sidewalk should be required because:

1. There is a significant drainage ditch along the north side of Yorktown Boulevard along the south side of this site that begins virtually at the ROW line.
2. We could not locate any existing sidewalks along Yorktown Boulevard as far as the Oso Bridge.
3. The roadway for that length does not have curb and gutter.
4. The north ROW is basically the same from Laguna Shores Road, almost to Waldron Road.
5. The dedication would pass through an existing structure on our site and many others to the west.

Factors weighing against the waiver:

1. Laguna Shores Road and Yorktown Boulevard are on the ADA Plan, the bike Mobility Plan and the Transportation Plan and does not meet the exemption for a sidewalk waiver under UDC 8.2.2.C.5.ii.
2. The 10-ft ROW dedication is necessary in order to meet the 80-ft ROW width for a Parkway Collector (P1). Currently Laguna Shores ROW is 30 feet from the center of the street and the 10-ft ROW dedication will meet their corresponding 40 feet.

Mr. Dimas then went over the respective UDC sections requiring the construction of sidewalk (Sections 8.1.4 & 8.30.1). The UDC also states, under Section 8.2.2.B.1, that a waiver may be granted, in accordance with the waiver procedure in Section 3.8.3.D.

Staff recommends the following:

- Approval of the sidewalks and bike tracks waiver on Laguna Shores Road given the sidewalks and bike tracks were not built during the City Public Improvements.

- Approval of the sidewalk and bike tracks waiver for Yorktown Boulevard since a sidewalk and bike track will be unfeasible with the recent City Public Improvement construction of a drainage crossing.
- Approval of the Yorktown Boulevard ROW dedication since Yorktown already has the proper ROW width for a C-2.
- Disapproval of the Laguna Shores ROW dedication since the 10-ft ROW dedication is necessary in order to meet the 80-ft ROW width for a Parkway Collector (P-1).

Planning Commission may choose to follow or decline Staff's recommendation, approve, approve with conditions, or deny the waiver request. After Staff's presentation, the floor was opened for Commissioner comments/questions. Discussion took place regarding the ROW dedication which is triggered through the platting process (friendly acquisition/ eminent domain); Bond improvements which have occurred in phases along Laguna Shores Road and the possibility of future Bond projects.

After discussion concluded, the public hearing was opened. Engineer of record for the project, Murray Bass with Bass & Welsh Engineering, addressed the Commission in support of the waiver request. He said the ROW dedication will have adverse affects on the property; there is not much room left after dedication and will move setbacks further. He believes the owner may have an additional expense to remove a fence along the ROW line and replacement. Owner of the subject property, Cooper Lundquist, addressed the Commission in support of the waiver request. He concurred with Mr. Bass on the reduction of space and said he would lose approximately 20 to 30 pad sites for the RV park; will cause a loss of revenue which impacts the project as viable. Also, additional expenses will be incurred since they planned to connect to existing utilities for the RV hookups, But if they are required to dedicate, being displaced by 10-feet may require installment of new utility connections.

With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Munoz to approve New Plat item "11" and approve both waiver requests for Item "12" and it was seconded by Chairman Dibble. A roll-call vote took place and the motion passed with Vice Chairman Schoeder and Commissioners Mandel and Salazar-Garza voting in opposition.

VIII. Director's Report

Nina Nixon-Mendez, Assistant Director, gave acknowledgement and appreciation to Chairman Dibble for his years of public service on the Commission as he has fulfilled his term and this is his last meeting.

IX. Future Agenda Items: None.

X. Adjournment of Planning Commission

There being no further business to discuss, the meeting adjourned at 6:35 p.m.