



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, December 14, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

A quorum was established with Chairman Ramirez absent.

II. Approval of Minutes

1. [16-1408](#) Regular Meeting of November 16, 2016

A motion to approve item "1" was made by Commissioner Baugh and seconded by Commissioner Hastings. The motion passed.

III. Public Hearing Agenda Items

A. PLATS

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 6, 7 & 8" into record as shown below. Ms. Garza Montalvo stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

2. [16-1409](#) **1016134-NP085 (16-20000011)** SANDY CREEK UNITS 3, 4 & 5; SANDY CREEK TOWNHOMES (PRELIMINARY - 35.92 ACRES)

Located south of Holly Road and east of Rodd Field Road.

Vice Chairman Villarreal opened the public hearing for item "2". With no one coming forward, the public hearing was closed. A motion to approve item "2" was made by Commissioner Dibble and seconded by Commissioner Crull. The motion passed with Commissioner Hastings abstaining.

3. [16-1410](#) **1016125-NP081 (16-20000010)** FIRE STATION 18 TRACT, BLOCK 1, LOTS 1, 2 AND 3 (PRELIMINARY- 20.6 ACRES)

Located east of Ayers Street and north of Saratoga Boulevard (State Highway 357)

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4. [16-1411](#) **1016131-NP084 (16-21000048)**
BLUCHER SUBDIVISION "A", LOT 10 (FINAL - 1.286 ACRES)
Located west of Waco Street and north of Kinney Street.
5. [16-1412](#) **0816105-NP066 (16-21000041)**
ROLLING ACRES NO. 3, LOTS 1 AND 2 (PRELIMINARY - 9.944 ACRES)
Located south of Up River Road and west of WagonWheel Drive.
6. [16-1413](#) **0616073-NP040 (16-21000030)**
BEACHSIDE TOWNHOMES (REPLAT - 0.52 ACRES)
Located east of Leeward Drive and north of Robla Drive.
7. [16-1414](#) **0916123-NP079 (16-21000047)**
L & L SUBDIVISION, LOT 2R (FINAL - 8.35 ACRES)
Located north of Saratoga Boulevard and east of Rodd Field Road.
- Vice Chairman Villarreal opened the public hearing for item "7". With no one coming forward, the public hearing was closed. A motion to approve item "7" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed with Commissioner Dibble abstaining.
8. [16-1415](#) **1116140-NP090 (16PL-1005)**
GRANADO ESTATES (FINAL - 37.98 ACRES)
Located west of Interstate Highway 69 and north of County Road 48.

Vice Chairman Villarreal opened the public hearing for items "3, 4, 5, 6 & 8". With no one coming forward, the public hearing was closed. A motion to approve items "3, 4, 5, 6 & 8" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

Time Extensions

9. [16-1417](#) **0316026-NP014 (16-21000012)**
REFINERY TERMINAL FIRE COMPANY TRACT UNIT 2, BLOCK 1, LOT 2 (FINAL - 12.64 ACRES)
Located west of McBride Lane and south of Up River Road.

Ms. Garza Montalvo read item "9" into record as shown above. She informed the Commission the plat was originally approved on May 18, 2016. This is the first time extension request for the project. The applicant is requesting a six month time extension because there was an error in the payment of the fees for the project. The correct fees have been submitted and signatures are currently being obtained for the plat.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "9" was made by Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

10. [16-1418](#)

0608-NP048 (08-21000003)

PACKERY POINTE SUBDIVISION (FINAL REPLAT - 54.974 ACRES)

Located north of South Padre Island Drive (PR 22) between Aquarius Street and Marina Dr.

Ms. Garza Montalvo read item "10" into record as shown above. She informed the Commission the plat was originally approved in 2008. This is the sixth time extension request for the project. The applicant is requesting a six month time extension due to unforeseen construction delays.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. Representing the owner, Walter Busby at 914 Campanile, San Antonio, Texas, addressed the Commission to give further details about the project. He said the permit has been obtained and construction of the signal light has finally begun.

With no one else coming forward, the public hearing was closed. A motion to approve item "10" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

B. ZONING

New Zoning

11. [16-1419](#)

Case No. 1216-01 - AEL Development: A change of zoning from the "RE" Residential Estate District and "FR" Farm Rural District to the "RS-6" Single Family Residential District. The property to be rezoned is described as a 1.994 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lots 15 and 16, and a 22.651 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lots 15 and 16.

Laura Sheldon, Development Services, read item "11" into record as shown above. Ms. Sheldon presented several aerial views of the subject property. She stated the purpose of the rezoning request is to develop 120 lots into single-family residential homes. She informed the Commission that one public notice was returned in favor and zero public notices were returned in opposition. The proposed rezoning is of similar use to the properties to the north and south of the subject property. The potential for the property could be utilized at a higher density to serve the proposed extension of Del Mar College to the west of the property. The proposed use is consistent with the deed restriction for residential use only, created in 2002. Staff recommends approval of the requested change of zoning.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "11" was made by Commissioner Lippincott and seconded by Commissioner Baugh. The motion passed with Commissioners Crull and Hastings voting "no".

C. AMENDMENTS TO THE COMPREHENSIVE PLAN

12. [16-1420](#) Amending the Mustang-Padre Island Area Development Plan which will replace the 2004 adopted plan relating to land development policies for protection of the environment, future land use, transportation, public services, economic development and capital improvements.

Dan McGinn, Assistant Director of Environmental and Strategic Initiatives, presented item "12" as shown above. He explained the update was initiated by the Island Strategic Action Committee (ISAC). He then turned over the presentation to an ISAC member, William Goldston, to inform the Commission on the subcommittee's process of updating the plan.

Mr. Goldston said the committee feels that an update of the Mustang-Padre Island Area Development Plan (ADP) should have been included in the efforts of providing new plans for the downtown and south side districts. He said there is a great need to update the plan with the amount of undeveloped land in the area and the growing pressure to continue construction activity. The subcommittee met with several Padre Island businesses who donated funds to help get the project started since there was not a reserved City budget provided for the plan. He explained the subcommittee meetings were advertised to keep transparency and open to the public; made public outreach attempts for participation. Mr. Goldston stated most of the changes made to the plan included deleting things which were out of date. Mr. McGinn added that Staff recommends approval of the proposed amendment, as presented, for the Mustang-Padre Island ADP.

After the presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "12" was made by Commissioner Lippincott and seconded by Commissioner Hovda. The motion passed.

13. [16-1421](#) Amending the Urban Transportation Plan (UTP) proposing the deletion of two designated C1 Residential Collector streets from the UTP street network: Delgado Street, between Greenwood Drive and Castanon Street.

Mr. McGinn read item "13" into record as shown above and presented several aerial views of the street. Staff feel that Delgado Street does not serve its purpose as a collector street since it terminates in the middle of a residential area. If Delgado Street were to be deleted, connectivity would still be available for future residential development in the neighborhood. Staff recommends approval of the proposed deletion of Delgado Street. The proposed amendment was brought to the Traffic Advisory Committee (TAC) and they recommend approval as well.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation of item "13" was made by Commissioner Crull and seconded by Commissioner Hastings. The motion passed.

14. [16-1426](#) Amending the Urban Transportation Plan (UTP) proposing the deletion of two designated C1 Residential Collector streets from the UTP street network: Coverdale Street (Widgeon Drive) between Haven Road and Starlite Lane.

Mr. McGinn read item "14" into record as shown above and presented several aerial views of the street. He explained that the evaluation of the area was brought fourth by an applicant's request to plat the northern portion of undeveloped land that is between Starlite Lane and County Road 52. One of the platting requirements was the dedication of land and improvement of the extension of Coverdale Street, in accordance with the City's UTP Map. Staff feel that this extension would place a disproportionate burden of dedication and construction on the owners of that portion of land. Staff recommend approval of the proposed deletion of Coverdale Sreet (Widgeon Drive). The proposed amendment was brought to the Traffic Advisory Committee (TAC) and they recommend approval as well.

After staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. Commissioner Crull recommended that this area be further evaluated for more options before any action takes place. Commissioner Crull made a motion to table item "14" to the regularly scheduled Planning Commission meeting of February 8, 2017. Commissioner Baugh seconded and the motion passed.

IV. Director's Report

None.

V. Items to be Scheduled

None.

VI. Adjournment of Planning Commission Meeting

Meeting adjourned at 6:30 p.m.

VII. Convene Beach/Dune Committee Meeting (Planning Commission)

D. Beach Front Construction Certificates

15. [16-1422](#) **Case No. 0816-02 - The City of Corpus Christi:** A request to consider a large-scale Beachfront Construction Certificate to demolish and reconstruct Beach Access Road 2, per the 2014 City Bond Program. Beach Access Road 2 is located, between State Highway 361 and the Gulf of Mexico public beach, approximately 0.5 miles north of Mustang Island State Park.

Mr. McGinn read item "15" into record as shown above. He gave the Commission background information on the projects timeline and construction details. He informed the Commission that this item would need to be brought back once more for action so that Staff can verify that access will be

maintained during construction.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward the public hearing was closed. Commissioner Hovda made a motion to table item "15" until further notice. Commissioner Hastings seconded and the motion passed.

16. [16-1423](#)

Case No. 0816-03 - The City of Corpus Christi: A request to consider a large-scale Beachfront Construction Certificate to demolish and reconstruct Beach Access Road 3A, per the 2014 City Bond Program. Beach Access Road 3A is located, at the north end of the North Padre Island Seawall and connects with St. Bartholomew Drive approximately 130 feet west of the St. Bartholomew Drive and Windward Drive intersection.

Mr. McGinn read item "16" into record as shown above. During preliminary design it was determined that the existing Beach Access Road 3A was constructed slightly out of a City easement and therefore required realignment correction. The property owner requested the City relocate the roadway to the eastern edge of the property to minimize the impact to future private development. This allowed a closer alignment with Windward Drive and shorter roadway length to the beach.

The construction is planned for early 2017 and to be completed prior to spring break (3/8/2017 – 3/21/2017). During construction, 2-way access will be maintained on the roadway.

The Nueces County Beach Management Advisory Committee (BMAC) reviewed the project. The BMAC's recommendation to extend the Beach Access Road pavement to the seaward point of the adjacent seawall conflicts with the Texas General Land Office comment not to extend the footprint of the existing roadway. Currently, the pavement of Beach Access Road 3A terminates about 100 feet landward of the seaward edge of the seawall. BMAC's recommendation to extend the pavement of the roadway is intended to discourage vehicular traffic from cutting through the seaward edge of the dunes to access the roadway.

Engineering Services and Development Services staff concur with the BMAC recommendations. Issuance of a Nueces County Dune Protection Permit is expected to occur by December 14th or shortly thereafter. Staff recommends approval of the Beachfront Construction Certificate.

After Staff's presentation, Vice Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "16" was made by Commissioner Baugh and seconded by Commissioner Hastings. The motion passed.

VIII. Adjournment

There being no further business to discuss, Vice Chairman Villarreal adjourned the meeting at 6:50 p.m.