



Corpus Christi

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Meeting Minutes

Planning Commission

Wednesday, February 22, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Ramirez called the meeting to order and a quorum was established with Commissioners Dibble, Williams and Lippincott absent.

II. Approval of Minutes

1. [17-0266](#) Regular Meeting of February 09, 2017

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

III. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 6, 7, 8, 9 & 10" 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.

After Staff's presentation, Chairman Ramirez opened the public hearing. Neil Sullivan at 11422 Up River Road addressed the Commission concerning item "4". Mr. Sullivan stated he is the neighbor to the subject property. He has filed several complaints with Code Enforcement and Development Services regarding illegal construction activity that has taken place on the property which is in a flood zone. He is aware that the previous owner has already been given a citation/fined for such activity and a case has been forwarded to Municipal Court. He feels the City has not done their due diligence to prevent the persistent flooding issue that has been aggravated by the previous owner's actions.

Chairman Ramirez asked for Staff's response to Mr. Sullivan's concerns. Julio Dimas, Interim Director of Development Services, informed the Commission that the current issues have surfaced because the previous property owner did not go through the platting process beforehand. There was a stop work order issued regarding a boat dock that was being built on the subject property without the issuance of a building permit. Development Services is presently

working with the current owner and with Code Enforcement to remedy the issues at hand. He stated that a grading plan was submitted along with the plat and it will be reviewed at the building permit phase. It was further explained that if the current owner forgoes any construction plans after the platting process, the grading issue will continue to persist due to the occurrence of illegal filling on the property. The next possible step would be for Code Enforcement to file a criminal case with the District Court against the current owner for action. Mr. Dimas ensured Mr. Sullivan that Development Services will remain in contact with him if a building permit is obtained.

With no one else coming forward, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6, 7, 8 & 10" was made Commissioner Crull and seconded by Commissioner Baugh. The motion passed.

A motion to approve item "9" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed with Chairman Ramirez abstaining.

2. [17-0267](#) **16PL22000047**
 JECS ACRES, BLOCK 1, LOT 1 (FINAL - 1.0 ACRE)
 Located west of Clarkwood Road and north of SH 44.
3. [17-0268](#) **1116139-P053 (16PL1001)**
 WEDGEWOOD TERRACE UNIT 2, BLOCK 10, LOTS 1, 2, & 3
 (REPLAT - 9.55 ACRES)
 Located west of Flour Bluff Drive and north of Yorktown Boulevard.
4. [17-0269](#) **16PL1025**
 RIVER PLACE SUBDIVISION, BLOCK 1, LOT 1 (FINAL - 7.04
 ACRES)
 Located west of Violet Road and north of Up River Road.
5. [17-0270](#) **0117008-NP006 (17PL1002)**
 FIRE STATION 18 TRACT, BLOCK 1, LOT 1 (FINAL - 5.10 ACRES)
 Located east of Ayers Street and north of Saratoga Boulevard.
6. [17-0271](#) **0117004-NP003 (16PL1027)**
 THE VILLAGE AT OSO BAY, BLOCK 1, LOT 2 (FINAL - 5.39 ACRES)
 Located north of South Padre Island Drive (State Highway 358) and
 south of McArdle Road.
7. [17-0272](#) **0117003-NP002 (16PL1024)**
 OAKDALE CROSSING SUBDIVISION (FINAL - 5.150 ACRES)
 Located east of Waldron Road and north of Caribbean Drive.

8. [17-0273](#) **16PL1009**
NOTTARB PLACE UNIT 3, BLOCK 11, LOTS 16-24 (REPLAT - 3.16 ACRES)
Located west of Weber Road and north of WOW Road.
9. [17-0274](#) **16PL1015**
LAKE PADRE SOUTH, BLOCK 3, LOTS 1A through 1R (REPLAT - 8.09 ACRES)
Located north of Whitecap Boulevard and east of Windward Drive.
10. [17-0275](#) **16PL1013**
SOUTH END ADDITION, BLOCK 2, LOT 2C (FINAL - 0.20 ACRES)
Located east of South Staples and south of Park Avenue.

B. Master Plan

11. [17-0276](#) **Amendment to the Urban Transportation Plan map of Mobility CC, a transportation element of the Comprehensive Plan, by realigning a proposed C1 Minor Residential Collector street system proposed south of Saratoga Boulevard from intersecting at Norchester Drive to intersecting at Zenith Drive and connecting with Evans Road to the south and Acushnet Drive to the east.**

Annika Yankee, Development Services, read item “11” into record as shown above. She explained to the Commission took action on this item which was originally presented at a special Planning Commission meeting back on January 18, 2017. It is being presented again because of a change to the request by realigning two planned streets to accommodate a proposed development in the area southwest of the Saratoga Boulevard/Weber Road intersection.

The City’s Urban Transportation Plan (UTP) Map proposes a north-south C1 Collector connecting Evans Road to Saratoga Boulevard and connecting to Acushnet Drive, an east/west C1 Collector. The preliminary plat shows the proposed extensions of existing streets (Zenith Drive, Acushnet Drive, and Evans Road), but it does not show the extension of the planned C1 Collector, Norchester Drive, as designated on the UTP map.

The developer’s proposal not to build the C1 Collector (aligned with Norchester Drive) is based on challenges in obtaining right-of-way from the adjacent property owner, who is the federal government (Department of the Navy). The developer requests the deletion of the current UTP-designated C1 Collector that borders private property and federal property and aligns with Norchester Drive on the opposite side of Saratoga Blvd.

Instead, the developer proposes to extend Zenith Drive, of which approximately 380 feet is already constructed to the C1 Collector street design standards, south to Evans Road and east to the proposed Acushnet Drive. The

extension of Zenith Drive would become the western terminus of Acushnet Drive. The proposed amendment maintains the intent of the UTP map by providing connectivity south of Saratoga Boulevard and east to Acushnet Drive. This alignment also allows for a future three-legged "T" signalized intersection at the intersection with Saratoga Boulevard, if a traffic signal warrant analysis indicates requirements were met. Staff and the Transportation Advisory Commission recommend approval of the UTP map amendment as presented.

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

IV. Director's Report

Mr. Dimas reminded the Commissioners of upcoming term expirations in July which include Commissioners Williams, Hovda and Crull.

There will be a presentation with the consultant during the Downtown Area Development Plan Advisory Committee meeting on March 01, 2017. It will be held at City Hall on the sixth floor at 9:30 a.m and throughout the day as well to accommodate other interested groups.

He also informed the Commission of an item presented at yesterday's City Council meeting regarding mobile homes in single family, residential lots; another presentation will be given at the March 21, 2017, City Council meeting. Depending on Council action, the corresponding zoning item will be brought to the Commission after the March 21, 2017, City Council meeting.

Ms. Garza-Montalvo invited the Commission to the southmost Texas American Planning Association meeting tomorrow from 6 p.m. to 8 p.m. at the Executive Surf Club.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:05 p.m.