



Corpus Christi

1201 Leopard Street
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Meeting Minutes

Planning Commission

Wednesday, April 19, 2017

5:30 PM

Council Chambers

I. Call to Order

Chairman Villarreal called the meeting to order and a quorum was established with no absences.

II. Approval of Minutes

1. [17-0494](#) Regular Meeting of April 05, 2017

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

III. Plats with Public Hearing - Discussion and Possible Action

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5 & 6" 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. [17-0495](#)

17PL1015

SANDY CREEK UNIT 3 (FINAL - 8.242 ACRES)

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

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "2" was made Vice Chairman Lippincott and seconded by Commissioner Baugh. The motion passed with Commissioner Hastings abstaining.

3. [17-0496](#)

16PL1006

PORT ARANSAS CLIFFS, BLOCK 15, LOTS A3, A4, A5, A6 & A7 (REPLAT - 0.82 ACRES)

Located between Ocean Drive and Denver Avenue and north of Ropes Street.

After Staff's presentation, Chairman Villarreal opened the public hearing. The following citizens addressed the Commission and expressed their opposition to plat item "3":

Melissa Wilson at 144 Ropes
Susan Swain at 125 Ropes
Manuel Lujan at 123 Cordula Street

Mark Matisons at 3561 Denver Avenue
Leah Cohen at 3620 Denver Avenue
Beth Juan at 3601 Ocean Drive

The majority of the property owner's concerns included inadequate infrastructure with regard to wastewater and storm water issues and an increase in traffic. They feel that the addition of four homes in their neighborhood will only exacerbate these issues. They also feel that the proposed new construction does not fit the aesthetic of the neighborhood because the homes will be built on smaller lots.

The owner, Pete Pruneda at 13921 Dasmarias Street, addressed the Commission in support of the plat.

The developer, Mohammed Motaghi at 2921 Ocean Drive, addressed the Commission in support of the plat.

With no one else coming forward, public comment was closed. A motion to approve item "3" was made by Commissioner Crull and seconded by Chairman Villarreal. A roll call vote took place with Commissioners Shroeder, Baugh, Crull and Chairman Villarreal voting "yes". Commissioners Hovda, Lippincott, Williams and Hastings voted "no"; Commissioner Dibble abstained making it a "tie" vote.

Because of the result of the vote, Interim Director Julio Dimas read from the Texas Local Government Code to help clarify the status of the plat. He stated "The municipal authority responsible for approving plats shall act on a plat within 30 days after the date the plat is filed. A plat is considered approved by the municipal authority unless it is disapproved within that period." He went on to explain that since the plat meets all the technical requirements and because it was neither approved/disapproved by the Planning Commission then the plat is considered approved.

4. [17-0497](#)

17PL1031

UNIVERSAL PLAZA (FINAL - 12.14 ACRES)

Located east of Weber Road and south of Saratoga Boulevard.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "4" was made by Commissioner Baugh and seconded by Commissioner Hovda. The motion passed.

5. [17-0498](#)

17PL1034

DEL MAR COLLEGE WEST (PRELIMINARY - 100.32 ACRES)

Located south of Airport Road and west of Old Brownsville Road.

After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "5" was made by Commissioner Crull and seconded by Commissioner Baugh. The motion passed with Chairman Villarreal abstaining.

Time Extension

6. [17-0499](#) **0115015-NP010 (15-21000005)**
PORTO VILLAGEO UNIT 2 (FINAL - 35.83 ACRES)
Located east of State Highway 361 and north of Beachcomber Drive.

Ms. Garza Montalvo read item “6” into record as shown above. She informed the Commission the plat was originally approved on March 11, 2015. This is the fourth extension request for the project and the applicant is requesting a six month time extension. Construction plans for the project were resubmitted to the City for review based on the approved Jurisdictional Determination per the United States Army Corps of Engineers on December 2, 2016. Based on this determination, Urban Engineering received authorization from the owner to update the construction plans in January. Construction plans were updated/resubmitted for review in February and the plans were approved on April 05, 2017.

After Staff’s presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item “6” was made by Vice Chairman Lippincott and seconded by Commissioner Hastings. The motion passed.

IV. Excavation Permit with Public Hearing - Discussion and Possible Action

7. [17-0500](#) **17EX1000 - ISAIAS FRANCO:** An Excavation Permit for the property described as Assessors Map 141, 15.854 acres out of Tract 4, south of Highway 9 (Formerly 263-141-400), located at 1326 Rhew Road.”

Bill Green, Interim Assistant Director of Development Services, presented item “7”. He explained to the Commission the excavation permit (maximum, one-year time period) is part of a condition of a Special Permit that was included in a change of zoning request which was originally approved by the Planning Commission/City Council in 2014. This is the third renewal request of the excavation permit during the five year term of the Special Permit. Mr. Green informed the Commission that neighbors in the surrounding area to the property have expressed their opposition to the permit. Some of the concerns include surface drainage and inadequate fencing for protection which are outlined in the Municipal Code. The proposed location of the excavation is in compliance and Staff recommends approval of the excavation permit.

After Staff’s presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approved item “7” was made by Commissioner Crull and seconded by Vice Chairman Lippincott. The motion passed.

V. New Zoning with Public Hearing - Discussion and Possible Action

8. [17-0501](#) **Case No. 0317-07 - Mohammed Motaghi:** A change of zoning from the “RS-6/SP” Single-Family 6 District with a Special Permit to the “CN-1” Neighborhood Commercial District. The property to be rezoned is described as A 7.05 acre tract of land out of the replat of the Edwin

E. Connor Tract, as recorded in Volume 40, Page 95, of the map records of Nueces County, Texas, located along the east side of Weber Road, south of Gollihar Road, and north of McArdle Road.

Andrew Dimas, Development Services, read item “8” into record as shown above. He presented several aerial views of the subject property. He stated the purpose of the rezoning request is to allow multifamily and commercial uses. The site is currently zoned with a Special Permit (SP) granted in 1980. The SP allows the operation of offices, medical, and health facilities. The subject property is the site of the former Physicians & Surgeons Hospital. The building has been converted to serve various professional office uses, an adult day care center and a food catering service with a considerable amount of vacant buildings. Prior to hospital use, the site was vacant and an adjacent portion of property is a former sanitary landfill which is closed and will not be disturbed in any manner. According to the owner, there will be no expansion to the building. The only construction occurring will be remodeling to prepare wings of the building for the proposed multifamily use. The adjacent single-family homes to the north and south are buffered by at least 40 feet of drive aisles surrounding the former hospital building and a six foot masonry wall in good condition. It was noted that the “CN-1” Neighborhood Commercial District does open the possibility of more intense commercial uses adjacent to single-family residences. Bars, Pubs, and Taverns are prohibited in the “CN-1” District. He informed the Commission that zero public notices were returned in favor and two notices were returned in opposition. Staff recommends approval of the requested change of zoning.

After Staff’s presentation, the floor was opened for comments and discussion by Commissioners. Various questions were raised with regards to Special Permits, infrastructure and the number of potential units. After the Commissioner’s discussion, Chairman Villarreal opened the public hearing.

Representing the applicant, Michael Gunning at 738 Crestview, addressed the Commission to answer questions and give a brief summary of the project.

Lisa Oliver at 3937 Barnes addressed the Commission. She wanted to know if the project is intended to be affordable housing and if the renovation would include construction of a second story. She is also concerned about an increase in traffic for the area. Ms. Oliver also asked for clarification of the use of the property.

The owner, Mohammed Motaghi addressed the Commission. He said the project would be comparable to an extended stay hotel but there will not be a kitchen in each unit.

Nick Adamez at 3934 Braford addressed the Commission and asked if there would be security on the premises and how access into the building would be provided. It was clarified that the access to the units would be interior.

A motion was made by Commissioner Crull to table item “8” so that Staff can work out the details of a Special Permit with the applicant. Commissioner Williams seconded and the motion passed.

9. [17-0502](#)

Case No. 0417-03 - ERF Real Estate, Inc: Achange of zoning from

the "IH" Heavy Industrial District to the "IL" Light Industrial District. The property to be rezoned is described as Blucher Subdivision, Block A, Lot 10, located on the northwest corner of Waco Street and Kinney Street.

Laura Sheldon, Development Services, read item "9" into record as shown above. She presented several aerial views of the subject property. She stated that per the application, the purpose of the rezoning request is to allow for the construction of an office building. She informed the Commission that zero public notices were returned in favor or in opposition.

Staff recommended denial of the requested change of zoning, and in lieu thereof, approval of the "CI" Intensive Commercial District. The subject property is located within the boundaries of the Central Business Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Central Business ADP. The proposed rezoning is related to the following policies of the Comprehensive Plan: Support future development by making a variety of land uses available, while working to ensure compatibility between existing and future land uses; existing industrial zoning or land use changes to another or expanded industrial use shall be discouraged. Ms. Sheldon also stated there is not access to Collector or Arterial Streets to service vehicles typically used in industrial zoning; a residential use exists a block south of the site.

After Staff's presentation, Chairman Villarreal opened the public hearing. Representing the applicant, Les Daniels at 555 Carancahua, addressed the Commission and stated that they are not amenable to Staff's recommendation and prefer that the Commission consider granting their amended request of "IL" Light Industrial.

Clarrissa Mora, Executive Director of the Children's Advocacy Center, addressed the Commission and gave her support of the change of zoning request.

President of the Children's Advocacy Center, Joe Benavides at 410 Atlantic Street, addressed the Commission and gave his support of the change of zoning request.

With no one else coming forward, Chairman Villarreal closed the public hearing. A motion to approve the change of zoning request for item "9" was made by Commissioner Hastings and seconded by Commissioner Baugh. The motion passed with Commissioner Hovda voting "no".

VI. Amendment to the Comprehensive Plan with Public Hearing - Discussion and Possible Action

10. [17-0507](#) An Amendment to the Urban Transportation Plan deleting Bronx Drive located between Master Channel 31 Ditch and Yorktown Boulevard
- Dan McGinn, Assistant Director of Planning and Environmental and Strategic Initiatives (ESI) presented item "10" as shown above. He presented several aerial maps to show the location along with a site plan. The request comes from Del Mar College as the proposed Bronx Drive bisects the western portion

of their site. Mr. McGinn gave some background information regarding the proposed Del Mar College project and described the project would be done in three phases. He informed the Commission there is a proposed traffic signal at the future Bronx Drive intersection with Yorktown Boulevard.

Mr. McGinn also gave some background information regarding the proposed Bronx Drive which is categorized as a C1- Minor Residential Collector. Bronx Drive is identified as part of the Strategic Plan for Active Mobility (Bicycle Mobility Plan) which was adopted by City Council in May of 2016.

Mr. McGinn explained how the transportation system works on the south side and the options of connectivity between the streets; the collector system on the south side does not only serve residential areas. He highlighted the emergency response access from the closest fire station located at Yorktown Boulevard. As an example, the emergency response time from the fire station to Veterans Memorial High School is approximately 1.2 miles. There are potential issues in emergency response times with the current routes available. Loss of Service is detailed in the draft Traffic Impact Analysis report.

Mr. McGinn asked Raymond Chong with Traffic Engineering to make a statement regarding the TIA. Mr. Chong stated that at this time, the traffic analysis is technically insufficient to draw any clear conclusion and recommendation on the deletion.

City staff consider it necessary to keep Bronx Drive as a Minor Residential Collector and recommend denial of the UTP amendment to remove Bronx Drive based on the following considerations:

- Bronx Drive is an essential collector improving connectivity and accessibility for the area.
- Potential reduction in service levels at adjacent arterial intersections.
- Potential loss of a primary route for bicycle mobility plan.
- Loss of future emergency route to Veterans Memorial High School and surrounding neighborhoods.
- Integrity of UTP for City's street network

After Staff's presentation, the floor was opened for comments and discussion by Commissioners. Vice Chairman Lippincott pointed out that the Commission received Staff's presentation yesterday afternoon and feels that is an insufficient amount of time for the Commission to take any important/rational action at this time. Commissioner Hovda made a motion to table item "10" to the next regularly scheduled Planning Commission meeting and Commissioner Baugh seconded. The motion passed with Chairman Villarreal abstaining.

VII. Presentation with Public Hearing

11. [17-0503](#)

North Beach Redevelopment Initiative

Keren Costanzo with Planning and ESI introduced Kelsey Berry, Principal with Gateway Planning, who will be presenting item "11" to the Commission. Ms. Berry explained how the initiative was undertaken to align investment/vision for North beach along with the new Harbor Bridge project presenting the opportunity for more development and reinvestment into the community. She informed the Commission on the public outreach Gateway Planning has performed and the feedback they received from public engagement. The

comments/feedback were then intergrated into a revised redevelopment vision with plans for the beachfront, eco-tourism and entertainment destination. Ms. Berry then continued with the next steps to be taken. They will continue the process of gathering community feedback to finalize a 3-D model of North Beach as a tool to help with recommendations for future capital improvements.

After Ms. Berry's presentation, Chairman Villarreal opened the public hearing. President of the North Beach Community Association, Carrie Robertson Meyer at 4401 Gulfbreeze Boulevard, addressed the Commission. Ms. Robertson stated that the plan was driven by outside development interests rather than community demands and that the plan was already conceived before it was brought to their community. She stated she does like some aspects of the plan but would rather the vision for North Beach be driven by PlanCC.

Jenny Catalano, at 201 Surfside Boulevard, addressed the Commission. Her main concern is in regards to the existing beach walk. She stressed that the beach walk needs to remain on the plan and that no portion of it be removed.

Mark Raven at 202 Surfside Boulevard addressed the Commission. He feels the plan does not address the issue of public parking and feels Staff needs to work with the Texas Department of Transportation for assistance with any ingress/egress realignments.

With no one else coming forward, the public hearing was closed. No action was taken.

VIII. Master Plan

12. [17-0504](#)

Area Development Plan Sequencing

Mr. McGinn presented item "12" as shown above. He explained that with the adoption of PlanCC, the next step is to evaluate the various areas within the City that need priority in the next 3 - 5 years. He informed the Commission there are nine areas, some of which have been renamed and have not been updated in a very long time. He presented a map outlining the boundaries of the various districts and each of their population estimates. He also displayed diagrams of the number of zoning/platting applications for each area from January 2012 through March 2016. Mr. McGinn gave an overview of projects affecting the planning districts. Staff recommends the following sequence of priority:

- Southside and London
- Westside
- Flour Bluff and Padre Island
- Northwest/Northwest OCL and CC Airport
- Midtown

No action was taken.

IX. Director's Report

None.

X. Items to be Scheduled

None.

XI. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 8:15 p.m.