



Corpus Christi

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Meeting Minutes

Planning Commission

Wednesday, June 14, 2017

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. Approval of Minutes

1. [17-0718](#) Regular Meeting Minutes of May 17, 2017

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

2. [17-0719](#) Workshop Meeting Minutes of May 31, 2017

A motion to approve item "2" was made by Commissioner Crull and seconded by Commissioner Hovda. The motion passed.

III. Public Hearing Agenda Items - Discussion and Possible Action

A. Plats

New Plats

Ratna Pottumuthu, Development Services, read items "3, 4, 5 & 6" into record as shown below. Ms. Pottumuthu 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 Villarreal opened the public hearing. Celestina Ortiz at 5110 Mount Vernon addressed the Commission and wanted further details regarding plat item "3". With no one else coming forward, the public hearing was closed. A motion to approve items "3, 4, 5 & 6" was made Commissioner Baugh and seconded by Commissioner Crull. The motion passed.

3. [17-0720](#) **1216147-P057 (16PL1014)**
LA PALMERA MALL, BLOCK 1, LOTS 3 & 4 (FINAL - 6.606 ACRES)
Located south of McArdle Road and east of Holmes Drive.

4. [17-0721](#) **17PL1045**
PADRE ISLAND CORPUS CHRISTI COQUINA BAY, BLK 27, LOTS 10 & 11 (REPLAT - 0.353 ACRES)
Located north of Moruga Drive and east of Cozumel Drive.
5. [17-0722](#) **17PL1057**
RIVER RIDGE UNIT 2, LOT 3 & 4 (REPLAT - 4.203 ACRES)
Located south of Northwest Boulevard (FM 624) and west of Hazel Basemore Road (CR 69).
6. [17-0723](#) **17PL1058**
RIVERVIEW ESTATES SUBDIVISION, LOTS 4C-1 & 4C-2 (REPLAT - 4.43 ACRES)
Located west of McKinzie Road & north of Interstate Highway 37.

Time Extension

7. [17-0724](#) **081307-NP066 (13-21000031)**
WILLOWOOD UNIT 7 (PRELIMINARY- 22.59 ACRES)
Location: West of Violet Road (FM 24) at the west end of Willowood Creek Drive.

Ms. Pottumuthu read item "7" into record as shown above. She informed the Commission the plat was originally approved in October 2013. The applicant is requesting a twenty-four month time extension on the preliminary plat because the sale of lots in the previous unit have been slower than anticipated and the owner has been waiting for the market conditions to improve. Final Plat of Willowood Unit 7 (first unit) was recorded in May 2015. This is the first extension request for the project

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 "7" was made by Commissioner Dibble and seconded by Commissioner Hovda. The motion passed.

B. Zoning

New Zoning

8. [17-0725](#) **Case No. 0617-01 - MVR Construction Company:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map. The property to be rezoned

is described as Country Club Estates Unit 20, Block 1, Lot 1. The property is located along the east side of Aaron Drive, north of Bratton Road, and south of Acushnet Drive.

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 for the construction of single-family homes on approximately 73 lots ranging from 3,892 to 7,760 square foot lots. The site was formerly Acushnet Park and was sold by the City of Corpus Christi in November of 2016. The property is designated as per the future land use as medium density residential. As per PlanCC, medium density residential consists of between 4 and 13 units per acre. The proposed PUD is set as approximately 7.71 units per acre and is therefore in compliance with the future land use designation.

The PUD amenities include a lower traffic speed limit of 25 miles per hour (mph), 5 foot sidewalk, a neighborhood entry feature and wall with landscaping, and a speed hump. This PUD utilizes decreased lot sizes and right-of-way width, while still observing minimum street pavement widths, maximum building heights, parking requirements, and open space requirements. The typical street standard for a local/residential street is a 50 foot wide right-of-way with a 28 foot wide paved street surface. The applicant is requesting a reduced right-of-way width of 40 feet with a 28 foot wide paved street surface. Mr. Dimas also showed a table comparing the proposed PUD development standards and the Unified Development Code (UDC) standards for the "RS-6" Single-Family 6 District, the "RS-4.5" Single-Family 4.5 District, and notes all necessary deviations from the UDC being requested by the applicant.

He informed the Commission that one public notice was returned in favor of the change of zoning request and one notice was returned in opposition. The PUD has been reviewed by the Technical Review Committee (TRC) and finds that the proposed deviations are acceptable. Staff recommends approval of the requested change of zoning.

After Staff's presentation, comments and questions took place amongst Commissioners regarding the proposed deviations, right-of-way and parking space with regards to driveway size and density. There being no further questions, Chairman Villarreal opened the public hearing.

John Rodriguez at 4142 Eagle Drive addressed the Commission and stated he does not oppose the requested zoning change but does have a concern with regards to the width of the street.

The developer/builder, Bart Braselton with Braselton Homes, addressed the Commission to answer the Commissioner's questions/concerns about the proposed deviations for the PUD.

Ryan Koenig at 6906 Spring Wind addressed the Commission and stated that he does not oppose the requested change of zoning but does have a concern regarding traffic.

With no one else coming forward, Chairman Villarreal closed the public hearing. A motion to approve Staff's recommendation for item "8" was made

by Commissioner Baugh and seconded by Commissioner Schroeder. The motion passed with Commissioner Hastings abstaining.

C. Text Amendment

9. [17-0726](#) Ordinance Amending the Unified Development Code to Codify Community Home Use in Residential Districts.

Dan McGinn, Assistant Director of Planning and Environmental and Strategic Initiatives, presented item "9" as shown above. Mr. McGinn stated the proposed amendment would ensure the code is in compliance with the Texas Human Resources Code, Chapter 123. He first gave the definition of a "community home" and use regulations. He listed the zoning districts where Community Homes are permitted/not permitted. He also outlined the specific standards for a Community Home to include licensing and location requirements and limiting the number of residents/vehicles on the premises. Staff recommends approval to amend the UDC to codify Community Home use in residential districts pursuant to the Texas Human Resource Code § 123.003 (a).

After Staff's presentation, comments and questions took place amongst Commissioners regarding location requirements and the number of vehicles allowed. Commissioner Crull had a question regarding the permitted zoning districts. City Attorney, Buck Brice, explained that there is discretion to allow Community Homes in a commercial district.

There being no further questions from the Commissioners, Chairman Villiarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Crull to approve Staff's recommendation for item "9" along with an amendment to the location requirement to only permit Community Homes in residential zoning districts. The motion was seconded by Vice Chairman Lippincott and the motion passed.

D. Amendment to the Comprehensive Plan

10. [17-0507](#) An Amendment to the Urban Transportation Plan deleting Bronx Drive located between Master Channel 31 Ditch and Yorktown Boulevard

Mr. McGinn presented item "10" as shown above. He stated the item was also presented at the April 19, 2017, Planning Commission meeting. It was tabled to allow additional time to update the Traffic Impact Analysis report (TIA) noting how traffic issues are affected with or without Bronx Drive. Mr. McGinn stated Raymond Chong with the City's Traffic Engineering Department will be assisting with the presentation as well. Mr. McGinn made the Commission aware of a letter of opposition that was submitted by the Corpus Christi Independent School District. He presented maps showing the location of Bronx Drive and the future site of Del Mar College - Southside Campus. He described the projects background which will be done in three phases. He also gave background information for Bronx Drive which is categorized as a C-1 Minor Residential Collector.

Mr. McGinn turned to Mr. Chong for the TIA portion of the presentation. Mr. Chong described what a Traffic Impact Analysis is and its purpose. Mr. Chong

has been working with the consulting traffic engineer that was hired by the applicant requesting the proposed deletion. He stated the TIA includes a grading system for the Level of Service at signalized/unsignalized intersections. The key intersections include Cimarron Boulevard/Lipes Boulevard, Bronx Drive/Lipes Boulevard, Yorktown Boulevard/Rodd Field Road, Yorktown Boulevard/Cimarron Boulevard, and Airline Road/Lipes Boulevard. The traffic analysis showed no adverse traffic impacts to these key intersections with the removal of Bronx Drive from the system. The City Traffic Engineering Department concurs with the findings of the TIA.

Mr. McGinn informed the Commission that Bronx Drive is part of the Strategic Plan for Active Mobility – Bicycle Mobility Plan (adopted by City Council –May 2016). The removal of Bronx Drive would also eliminate the intended bicycle/pedestrian path that would run through the proposed site which Staff feel is important to retain. Del Mar College has worked with Staff on the issue and has agreed to dedicate an easement for construction a pedestrian/bicycle path that will have a bridge across the ditch.

Mr. McGinn informed the Commission that the TIA also updated the impact on emergency routes with respect to emergency vehicle response times from Fire Station #17. It was determined that travel time and distance are increased. Based on the results of the Traffic Impact Analysis and Del Mar College's commitment to construct the bicycle and pedestrian facilities from Yorktown to the north side of the ditch, Staff recommends approval of the request; the Transportation Advisory Committee recommend approval.

After Staff's presentation, comments and questions took place amongst Commissioners regarding safety/security, exits/entrances and alternative plans for realignment. There being no further questions from Commissioners, Vice Chairman Lippincott opened the public hearing.

Representing the Corpus Christi Independent School District (CCISD), John Dibala, Project Manager, addressed the Commission. He mentioned the letter that he submitted at the May 17, 2017 Planning Commission meeting expressing their opposition to the proposed amendment; asking the Commission to recommend denial. He recited the following excerpt from the Staff report under "Access": "The analysis within the TIA did not include future conditions when the neighboring intersections drop in operational levels. It is anticipated that drive times will increase as this portion of the city builds out." CCISD feels that not taking into consideration "future conditions" is a poor decision.

Representing the applicant, President of Del Mar College, Dr. Mark Escamilla, addressed the Commission to answer their questions/concerns. Dr. Escamilla stated that preserving safety and partnerships are the most important areas of concern for the project. They feel that having Bronx Drive run through the campus would not be a safe decision and would limit future development regarding the phases of the project. Dr. Escamilla said that the proposed site plan/phases are still in progress and can change but did give some detail regarding which buildings will be developed during phase one. He stated Del Mar College has many other methods of instruction available that do not require transportation to and from Veterans Memorial High School; there are classes that are instructed on-site at Veterans Memorial High School.

With no one else coming forward, Vice Chairman Lippincott closed the public hearing. A motion to approve Staff's recommendation for item "10" was made by Commissioner Hovda and seconded by Commissioner Dibble. Further discussion took place amongst the Commissioners regarding alternate alignments, if the construction of Bronx Drive can be deferred and at which phase Bronx Drive will be constructed. A roll call vote took place with Commissioners Baugh, Hovda and Dibble voting "yes". Commissioners Williams, Crull, Hastings, Schroeder and Vice Chairman Lippincott voted "no". The motion did not pass with Chairman Villarreal abstaining.

IV. Director's Report

William P. Green, Interim Director of Development Services, gave an update on Staff positions. Gene Delauro introduced himself as Interim Assistant Director.

V. Items to be Scheduled

None.

VI. Adjournment

There being no further business to discuss, Vice Chairman Lippincott adjourned the meeting at 7:30 p.m.