



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, January 18, 2017

4:30 PM

Council Chambers

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#### SPECIAL MEETING

#### I. Call to Order, Roll Call

Commissioner Lippincott called the meeting to order and a quorum was established.

#### II. Public Hearing Agenda Items - Discussion and Possible Action

##### A. Amendment to the Comprehensive Plan

1. [17-0048](#) Ordinance amending the Urban Transportation Plan (UTP) Map, of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Norchester Drive, with an alignment running in the north/south direction between Saratoga Boulevard and the proposed Acushnet Drive; and C1 Collector designation and extension of Zenith Drive from Saratoga Boulevard to the proposed Acushnet Drive; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.

Keren Costanzo, Planning and Environmental/Strategic Initiatives, presented item "1" as shown above. Ms. Costanzo displayed a few aerial maps of the area and a preliminary plat. She informed the Commission the proposed amendment was initiated by the developer of a 28.5-acre tract of land with a planned development (Universal Plaza) that is currently zoned for commercial and light industrial use. A change of zoning has not been requested.

The City's Urban Transportation Plan (UTP) Map designates a proposed C1 Collector (60-foot Right-of-Way) with an alignment running in the north/south direction between Saratoga Boulevard and the proposed Acushnet Drive. The preliminary plat shows the proposed extensions of existing streets (Zenith Drive, Acushnet Drive, and Evans Road), but not the extension of the master planned C1 collector as designated on the UTP map. The developer proposes to extend Zenith Drive, which currently extends approximately 380 feet south of Saratoga Boulevard. This segment of Zenith Drive has a 60-foot of right-of-way and would extend to tie into the proposed Acushnet Drive. The developer proposes Zenith Drive as an alternative collector segment, since it currently meets design standards for a C1 collector street.

The developer's request to delete the proposed C1 collector is based on the challenges presented by the adjacent property owner, which is the federal government (Department of the Navy). Dedication of right-of-way can only be acquired from the private developer, but not from the federal government. Another challenge presented is the Grant of Easement signed in 1985 which granted a drainage easement, on federal government property to the City, for a period of 50 years.

The proposed amendment maintains the intent of the UTP map by providing connectivity south of Saratoga Blvd. This alignment also allows for a future Three-legged "T" signalized intersection of Norchester Drive, north of Saratoga Boulevard, if a traffic signal warrant analysis indicates requirements were met.

The Transportation Advisory Committee (TAC) is recommending deletion of the proposed CI Collector along the west property line (utilize Zenith Drive, 60 foot right of way). Ms. Costanzo noted that Traffic Engineering has not approved the proposed alignment so it is subject to change. Staff recommends approval of the proposed ordinance amendment. She added that Raymond Chong with Traffic Engineering is present to assist with any UTP map questions.

After Staff's presentation, Commissioner Lippincott opened the public hearing. The developer, Moses Mostaghasi, addressed the Commission to answer questions and provide more detail about the proposed plat/development.

With no one else coming forward, Commissioner Lippincott closed the public hearing. Discussion took place among Commissioners regarding alternate routes. A motion was made by Commissioner Crull to approve item "1" with the provision that the connection between Zenith Drive and Evans Road be a smooth, reverse curve. The motion was seconded by Commissioner Baugh. The motion passed.

### **III. Director's Report**

None.

### **IV. Items to be Scheduled**

None.

### **V. Adjournment**

There being no further business to discuss, Commissioner Lippincott adjourned the meeting at 5:10 p.m.