



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, March 20, 2019

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order at 5:30 p.m. and a quorum was established with Commissioner Zarghouni absent.

II. Opening Statement

III. Approval of Absences: Commissioner Hovda

A motion was made by Commissioner Dibble and seconded by Commissioner Baugh to approve the absence listed above. The motion passed.

IV. Approval of Minutes

1. [19-0417](#) Regular Meeting Minutes of March 6, 2019

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

V. Consent Public Hearing (Item A & B): Discussion and Possible Action

Chairman Villarreal asked Commissioners if they would like any Consent items pulled to be heard separately during the Public Hearing (Item "VI"). Commissioner Crull stated he did not want to remove any items from the Consent Public Hearing but had questions on items "7 & 9". Chairman Villarreal pulled item V.B., numbered 11, from the Consent agenda and asked Staff to present it after item "14" of the Public Hearing.

Chairman Villarreal asked Staff to present the Consent Agenda, items V. A., numbered 2 through 10. Greg Collins, Development Services, read items "2 through 10" into the record as shown below. Mr. Collins stated Staff recommends approval for New Plat items "2 through 9" and Time Extension item "10". Items "2 through 10" satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval. Mr. Collins also informed the Commission that Public Hearing items V.C., numbered 12 & 13, are withdrawn at the request of the applicant. After Staff's presentation, Chairman Villarreal opened the public hearing for the Consent items. With no one coming forward, the public hearing was closed. A motion to approve Staff's recommendation for items "2 through 10" was made Commissioner Dibble and seconded by Commissioner Baugh. The motion passed.

A. New Plats Without Variances (Waivers)

2. [19-0418](#)
18PL1130
100 SOUTH PADRE BLOCK 1 LOT 2 & LOT 3 (PRELIMINARY - 7.0826 ACRES)
Located south of Bear Lane between South Padre Island Drive (SH 358) and Enterprize Parkway.
3. [19-0419](#)
18PL1113
BRENNAN ADDITION, BLOCK 4, LOT 12R (FINAL - 0.105 ACRES)
Located west of Hwy 286 (Crosstown Expressway) and north of Lipan Street.
4. [19-0421](#)
18PL1131
CLUB ESTATES SOUTH BLOCK 4, LOT 16R (REPLAT - 1.1486 ACRES)
Located south of Snowgoose Road and east of Everhart Road.
5. [19-0422](#)
18PL1128
GUTH PARKSIDE ANNEX, BLOCK 1, LOT 5 (REPLAT - 3.70 ACRES)
Located south of Up River Road and west of Rand Morgan.
6. [19-0423](#)
18PL1142
THE ESPLANADE UNIT 1, BLOCK 1, LOTS 2A & 2B (REPLAT - 1.63 ACRES)
Located south of Wooldridge Road and east of South Staples Street.
7. [19-0425](#)
19PL1003
MILLER HIGH SCHOOL TRACT (FINAL - 27.89 ACRES)
Located north of east of Nueces Bay Boulevard and south of Leopard Street.
8. [19-0430](#)
18PL1132
BELMONT PARK ADDITION, BLOCK 3, LOT 7R2 (FINAL - 1.28 ACRES)
Located west of Ayers Street and south of Arlington Drive.
9. [19-0431](#)
18PL1140
HUNTINGTON PARK UNIT 2, BLOCK 1, LOTS 12 & 13 (FINAL - 10.56 ACRES)
Located south of Saratoga Boulevard and west of South Staples Street.

Time Extension

10. [19-0424](#) 18PL1076
PARK SPRINGS IHS, BLOCK 1 LOTS 1 THROUGH 3 (FINAL - 3.87 ACRES)
Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624)

VI. Public Hearing (Items C & D): Discussion and Possible Action**C. New Plat with Variance (Waiver)**

For the record, items 12 & 13 below are withdrawn at the request of the applicant (as previously stated). No action was taken on these items.

12. [19-0427](#) **18PL1096 - SIDEWALK WAIVER**
CABANISS INDUSTRIAL PARK, BLOCK 4, LOT 1R (REPLAT - 4.24 ACRES)
Located east of Cactus Road and north of Cabaniss Parkway.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

13. [19-0420](#) 18PL1096
CABANISS INDUSTRIAL PARK, BLOCK 4, LOT 1R (REPLAT - 4.24 ACRES)
Located east of Cactus Road and north of Cabaniss Parkway.

D. New Zoning

14. [19-0428](#) **Public Hearing - Rezoning Property at or near 2110 Laguna Shores Road**

Case No. 0319-02 - B&A Terra Firma Development, LLC:

Ordinance rezoning property at or near 2110 Laguna Shores Road (located on the west side of Laguna Shores Road, north of Hustlin' Hornet Drive, and south of Lola Johnson Road), and south of South Padre Island Drive (State Highway 368)) from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District.

Andrew Dimas, Development Services, read item "14" into the record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. The subject property is vacant, and the purpose of the request is to allow for the construction of an apartment complex. The subject property is 15.96 acres in size. The proposed "RM-2"

Multifamily 2 District allows up to 30 dwelling units per acre. Therefore, the potential maximum build-out of apartment units on a 15.96-acre tract is 479 apartment units. He informed the Commission that 16 public notices were returned in opposition (60.89%) of the change of zoning request and two were returned in favor. Mr. Dimas went over the history of zoning patterns for the surrounding area, UDC requirements (buffer yards/setbacks) and the allowed uses with the rezoning. He also listed the municipal facilities available to the subject property. Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is accessible through Jamaica Drive which connects to a lift station. There is a 16-inch PVC, Force Main located along Laguna Shores Road which cannot be utilized. Further investigation would need to be conducted to determine if the lift station has sufficient capacity to handle the wastewater generated by the proposed apartment complex. Based on the factors mentioned above, Staff recommends denial of the change of zoning request. Mr. Dimas informed the Commission that before the meeting commenced, the applicant informed Staff that they are requesting to table this item to the next scheduled Planning Commission meeting date of April 3, 2019. Staff decided to continue with the presentation to allow the public a chance to speak during the public hearing.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Commissioner Dibble mentioned that the Planning Commission recommended approval for similar rezoning cases along Lipes Boulevard (Case Numbers 0218-01 & 0918-01) and asked what the difference is regarding this case. Mr. Dimas cited that the residential subdivision to the north along Lola Johnson Road and the recent rezonings across Laguna Shores Road to single-family zoning districts indicate that single-family residential is the predominate use on this portion of Laguna Shores Road. He also stated there are flood plain issues. And third, Laguna Shores Road is designated as a "P1" Parkway which has a right-of-way width of 80-feet, but only has a pavement section of 40-feet (2 lanes). A "C1" Minor Collector Street also has a pavement section of 40-feet. Plan CC states that apartment complexes should collect and direct traffic to avoid passing through residential areas. Additionally, said traffic should have direct access to an arterial street that can accommodate the larger traffic demands. Laguna Shores Road being only a 2 lane 40-foot wide roadway cannot absorb the increased traffic. Continued discussion took place regarding emergency easement access, maximum height build-out and the lack of wastewater service.

After Commissioner comments/questions concluded, Chairman Villarreal opened the public hearing. Representing the applicant, Miguel Saldana at 4553 Moonlake Ridge, addressed the Commission. He stated that the applicant's conceptual development plan is for a maximum of 300 units (19 units per acre), similar to the "RM-1" District. He reiterated the applicants request to table the case for two weeks, so they can consider other options and address concerns. With the current zoning, he gave a few points to consider if the subject property were to be developed with single-family homes. He mentioned how driveways are not permitted on Oso Parkway and Laguna Shores is designated as a "P1" Parkway. He stated the development of a single-family subdivision is not economically feasible in this area since an extension of a sewer line to the nearest manhole/lift station is needed. He felt that single-family development creates an increase in septic systems in this area and would generate more pollution. He also addressed stormwater

concerns and stated discharge (water run-off) will be directed to Laguna Shores and not to any adjacent properties. He said the applicant would prefer a change of zoning to the "RM-1" District

The following members of the public came forward to address the Commission and expressed their opposition to the change of zoning request:

Rebecca Root at 325 Lola Johnson Road
Darson Aelvoc at 281 Lola Johnson Road
Franny Bradley at 374 Morrow Road
Terry Coburn McCaw (no address given)
Linda Barganski, Director of Special Programs with Flour Bluff Independent School District (FBISD)
Cameron Purvin at 257 Lola Johnson Road
John Riley at 270 Lola Johnson Road
Reinaldo Figueroa at 221 Lola Johnson Road
Kelly Russell at 270 Lola Johnson Road
Robert Welp at 300 Lola Johnson Road

The majority of the comments consisted of concerns for the preservation of the designated wetlands in the area and its wildlife (birds). The FBISD owns 56 acres that is adjacent to the subject property. They have an Environmental Education Center which consists of outdoor classrooms that, weather permitting, are routinely used by students. The amount of construction for an apartment complex will exacerbate the current drainage, flooding and groundwater issues. It was also mentioned that the area has a suitable percolation rate for septic tanks and normal gravity flow can be utilized. They felt that the applicant's assertion regarding pollution caused by septic systems is not a valid point because the homeowners in the area properly maintain their septic systems and have not had any issues with the City. They felt that the lift station does not have sufficient capacity to handle the wastewater generated by the proposed apartment complex. Road conditions are not suitable to handle an increase of traffic and will cause further deterioration. Current traffic congestion due to the school hours of FBISD will be increased. Other points of concern were the absence of public transportation in the area, loss of privacy and an increase of trash.

With no one else coming forward, the public hearing was closed. Discussion among Commissioners continued regarding wastewater access. A motion was made by Commissioner Dibble to table item "14" to the April 3, 2019 Planning Commission meeting. The motion was seconded by Commissioner Hovda and the motion passed.

B. Comprehensive Plan

11. [19-0146](#) Urban Transportation Plan Amendments for the London Area - Between the Oso Creek and FM 43 and between SH 286 and FM 763
- Annika Yankee, Planning Department, presented item "11" for the record. She informed the Commission that on December 18, 2018 a stakeholder meeting was held at London Independent School District. Following that meeting, we met individually or discussed with several stakeholders and landowners to review the proposed amendments. Staff has evaluated the Urban Transportation Plan (UTP) for the London area in response to proposed

development. With more detail known about future development, a closer look at the proposed street alignments became necessary. The subject area contains approximately 3.85 square miles (2,464 acres) and is located between SH 286 (Crosstown Expressway) and FM 763 and between the Oso Creek and FM 43 (Weber Road). She gave aerial views of the subject area and of the current UTP. None of these roads are built or built to the proposed standard. Overall, the proposed amendments will reduce developers' right-of-way dedication requirements by 49% (from 182 acres to 99 acres) and will reduce the miles of streets by 27% (from 18 miles to 13 miles). The proposed amendments involve the realignment, elimination, and reclassification of several arterial, collector and parkway type roadways. The proposed amendments will:

1. Eliminate a segment of Oso Parkway but keep the hike/bike trail.
2. Eliminate FM 49 bridge & reduce ROW from A2 Arterial to C3 Collector, i.e. from 100 feet to 75 feet.
3. Eliminate Greenwood Drive from Oso Creek to FM 43, including bridge, and reduce ROW from A2 Arterial to C3 Collector for the segment north of the Oso Creek.
4. Realign the extension of CR 26, an east-west A2 Arterial, to match existing ROW; reduce to C3 Collector (75-foot ROW); and terminate at CR 33.
5. Realign the east-west C3 Collector with dedicated ROWs and property lines and extend to SH 286.
6. Shift and reduce the length of the north-south C1 Collector connecting the City Property/Sports Complex and Coastal Bend Community Foundation properties
7. Eliminate the C1 Collector through London ISD property

Ms. Yankee presented some maps to help describe the bridge spacing east and west of State Highway 286 and existing street right-of-ways. She also discussed the Oso Creek proposed recreational trails regarding the Oso Parkway Plan and the Strategic Parks and Recreation Master Plan. Staff and the Transportation Advisory Commission recommend approval of the proposed UTP amendments. The proposed amendments:

- o Maintain an adequate and efficient street network for proposed land uses.
- o Minimize right-of-way dedication requirements from private landowners and reduces miles of public streets.
- o Address alignment issues.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner comments/questions. Vice Chairman Crull felt that the considering the amendments before the Area Development Plan is premature and asked if any traffic studies were done in preparation for the amendments. Ms. Yankee stated that a traffic generation study was not done. He expressed concerns for an increase in traffic and discussed alternate alignments that would cross over Oso Creek to CR 35 (a C1 Collector) to Saratoga Boulevard (north). Commissioner Ezell concurred with Vice Chairman Crull's suggestion. Staff stated that they have not examined that alternate alignment for viability. Discussion ensued concerning the Oso Parkway Plan in relation to the Sports Complex. Commissioner Schroeder expressed concerns for flooding in the area due to the land being very flat and suggested that the plan for the area be extended further north.

After Commissioner comments/questions concluded, Chairman Villarreal opened the public hearing. Moses Mostaghasi with MPM Homes addressed the Commission. He presented an exhibit with the proposed C3 Collector alignment that cuts through his property (a proposed subdivision) which is located northwest of London ISD. He compared his property with the London Club Estates and Melvin Estates subdivisions. He felt that the alignment should not be placed on his property alone and it should be shared with the adjacent property owner. He has discussed two alternate alignments with Staff. Of those two alternate alignments, he prefers Alternate #2. It was noted that Staff is amenable to both alternates.

Leah Olivarri (no address given) addressed the Commission and expressed her concern for the lack of an extension leading to Greenwood Drive to provide another connection to South Padre Island Drive.

Sean Cass (no address given) addressed the Commission. He stated he owns property in the area that is adjacent to Mr. Mostaghasi's property which he is currently planning. He shared the same sentiment as Mr. Mostaghasi in which the burden should be shared between the adjacent property owners for the proposed C3 Collector alignment. He discussed the bridges and his preferences as to what he would like to see occur in the proposed UTP amendment. He expressed that adding more roads in an area with a high flood elevation is not helpful when attempting to plan a subdivision. He also noted that his experience working with City Staff has been great.

With no one coming forward, the public hearing was closed. Continued discussion took place regarding the deletion/addition of bridges involved in the proposed UTP amendment. Commissioner Schroeder felt that there was not enough data provided to make a sound decision (traffic evaluation). Vice Chairman Crull made the following motion:

1. Shift the westernmost C3 Collector, located between FM 763 and Digger Lane, to a location farther west so that it can be developed on both sides of the street.
2. Add a bridge across the Oso Creek, starting at CR 35 on the north side of the creek, connecting to the C1 Collector leading to London ISD (on the southside of the creek); Upgrade the C1 Collector leading to London ISD to a C3 Collector.
3. Realign the southernmost C3 Collector west of London ISD, in accordance with Mr. Mostaghasi's proposed Alternate #2, which will split the curve between his property and the property to the west.

The motion was seconded by Commissioner Williams and the motion passed.

VII. Briefing/Update

15. [19-0429](#) Southside and London Area Development Plan Updates

Keren Costanzo, Planning Department, presented item "15" for the record to detail the process and a timeline of events and activities. She informed the Commission on the Joint Advisory/Student Advisory Committee meeting on March 22, 2019. The City engaged the Freese and Nichols consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investment and facilitate future development in the

Southside and London areas. The planning team hosted a community meeting and open house on January 28, 2019 to launch the project and gather community input from the over 105 attendees.

The Freese and Nichols team will host a series of public meetings, open house engagements, and focus groups (Community Think Tank) between Monday, April 1 and Thursday, April 4, 2019. These public events will be held at the Most Precious Blood Catholic Church – St Juliana Family Center, located at 3502 Saratoga Blvd.

No action was taken on this item.

VIII. Director's Report

Nina Nixon-Mendez, Director of Development Services informed the Commission on an upcoming open-door meeting for the public to voice their ideas on changes to the UDC, on Thursday, March 21 at 5:00 p.m. at the Lindale Senior Center, 3135 Swantner Street. Community planning consultants, Kendig Keast Collaborative will be on-hand to present a draft evaluation. The draft report will be posted on-line at <https://www.cctexas.com/udc>.

IX. Items to be Scheduled

None.

X. Adjournment

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