



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, January 20, 2021

5:30 PM

Via WebEx Video Conference

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#### I. Call to Order - Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Vice Chairman Dibble absent.

#### II. PUBLIC COMMENT: Andrew Dimas, Development Services, informed that no public comment input forms were submitted for any of the items on this agenda.

#### III. Approval of Absences: None.

#### IV. Approval of Minutes

1. [21-0096](#) Regular Meeting Minutes of January 6, 2021 & Special Meeting Minutes of January 11, 2021  
  
A motion was made by Commissioner Schroeder to approve item "1" and it was seconded by Commissioner Miller. The motion passed.

#### V. Discussion and Possible Action Regarding the 2020 Planning Commission Annual Report

2. [21-0095](#) 2020 Planning Commission Annual Report  
  
A motion was made by Commissioner Miller to approve item "V" and it was seconded by Commissioner Salazar-Garza. The motion passed.

#### VI. Consent Public Hearing (Item A): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, item VI.A. Mr. Dimas read the Consent Agenda items into the record. New Plat items "3, 4 & 5" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. After Staff's presentation, Chairman Baugh opened the public hearing for items "3, 4 & 5". With no public comment being submitted, the public hearing was closed. A motion was made by Commissioner Miller to approve items "3, 4 & 5" and it was seconded by Commissioner Mandel. The motion passed with no abstentions.

**A. New Plats**

3. [21-0098](#) 19PL1084  
TURTLE COVE CENTER UNIT 2, BLOCK 1, LOT 7R1 (REPLAT - 5.22 ACRES)  
Located north of Padre Island Drive (SH 358) between Flour Bluff Drive & Bullfinch Street
4. [21-0102](#) 20PL1103  
EL CABALLO SUBDIVISION (FINAL -OCL - 1.2 ACRES)  
Located south of Old Brownsville Road (FM 665) and east of FM 763.
5. [21-0109](#) 20PL1004  
LA COSTA CENTER UNIT 1, BLK 1, LOTS 17-A1, 17-A2 & 17-A3 (FINAL - 1.35 ACRES)  
Located east of South Staples Street and north of Wooldridge Road.

**VII. Public Hearing (Item B): Discussion and Possible Action****B. Comprehensive Plan**

6. [21-0099](#) Public Hearing on the draft Northwest Boulevard (FM 624) Corridor Plan, an element of the City of Corpus Christi Comprehensive Plan.

Dan McGinn, Director of the Planning Department, began by mentioning that this area was of particular interest to the City Manager considering the amount of traffic activity and future projects to occur; it currently does not have a bike/pedestrian facilities which is a safety concern. He introduced Matt Rufo, Consultant with Asakura Robinson, assisted with the presentation. Asakura Robinson was chosen to work with Staff on the corridor study to develop a vision, goals and recommendations for this area.

Mr. Rufo presented an aerial map describing the study area Northwest Boulevard (approximately a 500-foot buffer within a 2.7-mile segment) between County Road 73 and Interstate Highway 69. He went over the timeline for the Plan ranging from March to August of 2020 with three phases (understand, envision & act) consisting of Advisory Committee meetings and public input meetings. Public input also included an online vision survey. The key themes from the survey included reducing traffic congestion, more grocery store and dining options, beautification and landscaping and improving pedestrian and bicycle safety.

With those themes, Mr. Rufo stated that the vision was created: "Northwest Boulevard is Calallen's "Main Street," providing the amenities of a prosperous neighborhood center in a small, tight-knit community. The Boulevard is a welcoming, diverse, and family-friendly place where people go to shop,

gather, invest in businesses, play and raise a family.” He summarized that the goals for that vision are to make Northwest Boulevard safe, prosperous, healthy and attractive. He presented a map of the concept plan incorporating those goals.

Mr. Rufo went into the subject of transportation of the plan to reduce congestion at 1-69 (owned by TxDot) by way of Single Point Urban Interchanges (SPUI) and multilane roundabouts; improve intersections for safety/mobility with things such as high visibility crosswalks and pedestrian countdown signals/refuge islands. To help mitigate school traffic a meeting was facilitated with TxDot and the Calallen school administration to develop a specific plan of action.

For land use strategies, Mr. Rufo explained that an amendment to the Future Land Use Map is needed, recommending the land uses along the corridor to be “Mixed Use”. He presented the existing Future Land Use Map and compared it to the proposed map. Other land use strategies would be to relax zoning restrictions due to COVID-19 and to provide small business funding programs when available. In addition to the traffic safety recommendations, streetscape enhancements are also recommended for reducing lane widths, enhancing planting areas, expand/plant medians, installing signage/banners and installing public art.

After the presentation, the floor was opened for Commissioner comments/questions. Commissioner Schroeder asked for the rationale behind determining the boundaries of the study area with respect to safety/mobility. Commissioner Salazar-Garza felt that it is very dark at night in this area. She raised concern regarding the addition of more lighting and asked if TxDot had plans to help with this issue. She also mentioned the issue of flooding and the lack of stormwater infrastructure. Further discussion took place regarding the lack of infrastructure for all other aspects including water, wastewater and streets/sidewalks. Commissioner Zarghouni expressed that the lack of infrastructure hinders development in this area; he has known of several developers dropping projects in this area because it is not feasible.

Mr. McGinn stated Staff is fully aware of this issue and infrastructure plans were not part of this project but rather a recommendation/follow-up was mentioned in the Plan that investment needs to take place over the next several years. With that information, Al Raymond, Director of Development Services, informed the Commission about the Impact Fee Study for Master Planning, which will be presented to City Council in the coming weeks. Commissioner Schroeder added that part of the reason why infrastructure is lacking in this area is because the City’s current funding mechanism is antiquated (developer reimbursement agreements). Mr. McGinn stated that the implementation of Impact Fees versus the current process for funding infrastructure allows the City to plan more proactively, ahead of development, rather than reacting to development.

Commissioner York added that the current process does not have a funding mechanism for funding stormwater. Commissioner Miller emphasized that this plan for the Northwest Boulevard Corridor is not the exact tool in which to address infrastructure but more of a vision for development in the area. After Commissioner comments concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made

by Commissioner York to approve item "6" with a recommendation that City Council look further into lighting along the corridor and to consider master planning/impact fee funding mechanisms for developing utility/drainage infrastructure in this area. The motion was seconded by Commissioner Salazar-Garza and the motion passed.

**VIII. Director's Report: None.**

**IX. Items to be Scheduled: None.**

**X. Adjournment of Planning Commission Meeting**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:30 p.m.