



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Final

### Planning Commission

---

Wednesday, June 26, 2024

5:30 PM

Council Chambers

---

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

Commissioner Salazar-Garza called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Chairman Miller and Vice Chairman York absent.

**Present**        7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

**Absent**        3 - Advisory Non voting Ben Polack, Chair Michael Miller, and Vice Chair Michael York

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: July 12, 2024: Commissioners Hedrick and Salazar-Garza

A motion was made by Commissioner Mandel to approve the absences, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

#### IV. Approval of Minutes:

1. [24-1057](#) 6-12-24 DRAFT Meeting Minutes

**Attachments:**    [6-12-24 Minutes DRAFT](#)

A motion was made by Commissioner Munoz to approve the June 12, 2024, minutes, seconded by Hedrick. The Vote: All Aye. The motion passed.

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

Mark Orozco, Development Services, read Consent Agenda Item A into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC).

Commissioner Salazar-Garza opened Public Comment.

Seeing no one to speak, Commissioner Salazar-Garza closed Public Comment.

A motion was made by Commissioner Mandel to approve Item A, 2, 3, and 4 as presented by staff, seconded by Commissioner Motaghi. The Vote: All Aye. The motion

passed.

**A. Plats**

2. [24-1011](#) PL8319  
**Padre Island No. 1 Block 15 Lot 4R (Replat of 0.67 Ac.)**  
Located south of Merida Dr. and east of Palmira Ave.  
  
**Attachments:** [PL8319 Padre Island PCoverTab](#)  
[PL8319 Padre Island ClosedDocReport](#)  
[PL8319 Padre Island Plat52224](#)  
[PL8319 Padre Island UtilityPlan](#)
3. [24-1012](#) PL8306  
**Padre Island - Corpus Christi - Ports of Call Block 16 Lots 9A, 9B, 9C (Replat of 0.28 Ac.)**  
Located north of Ports of Call Rd and west of Gypsy St.  
  
**Attachments:** [PL8306 Ports of Call Blk 16 Lots 9 A, B, C PCoverTab](#)  
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C ClosedDocReport](#)  
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C UpdatedPlat61124](#)  
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C Utility Plan 5-23 \(2\)](#)
4. [24-1037](#) PL8316  
**ZP COMMERCIAL TRACTS (FINAL OF 5.00 ACRES)**  
Located south of Yorktown Blvd & west of S Staples St.  
  
**Attachments:** [PL8316 ZP Commercial Tracts Cover Txt Tab](#)  
[PL8316 ZP Commercial Tracts Closed Comb Rpt updt](#)  
[PL8316 ZP Commercial Tracts Revised plat](#)  
[PL8316 ZP Commercial Tracts Revised SWQMP](#)  
[PL8316 ZP Commercial Tracts Utility Map](#)

**VI. Public Hearing: Discussion and Possible Action**

Andrew Dimas, Development Services, read Item B into the record. The zoning case satisfies all requirements of the United Development Code (UDC) and State Law.

Commissioner Munoz asked if it was a six-months and not a year?

Mr. Dimas stated yes it is six months.

A Commissioner asked is the applicant prohibited from building a three-story boat storage?

Mr. Dimas stated the military overlay does have height requirements, mainly right off the runway. Zoning doesn't set a hard number; if for some reason the client wanted to go higher they could, but there would be analysis completed. The client does not want to build higher.

Commissioner Salazar-Garza asked about the recent information, has it been approved by the navy.

Mr. Dimas stated that he personally spoke with Ben Pollack and Mr. Pollack sent an email which stated he was fine with it.

Commissioner Salazar-Garza opened Public Comment.

Seeing no one to speak, Commissioner Salazar-Garza closed Public Comment.

A motion was made by Commissioner Munoz to approve Item 5 as presented by staff, seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

**B. Zoning**

5. [24-0769](#) Zoning Case ZN8186, Toreros Investment VI LLC (District 4). Ordinance rezoning a property at or near 3909 Laguna Shores Road from the "RS-4.5" Single-Family 4.5 District, "CG-2" General Commercial District, and "CR-1" Resort Commercial District to the "CR-1" Resort Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial.)

**Attachments:**     [ZN8186\\_Toreros Investments VI LLC\\_Staff Report](#)  
[ZN8186\\_Toreros Investments VI LLC Owner PowerPoint Presentation For PC](#)

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

**VIII. Future Agenda Items: None.**

**IX. Adjournment: There being no further business to discuss, the meeting adjourned at 5:45 pm.**