



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, May 15, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Commissioners Munoz and Mandel absent.

Present 7 - Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Chair Michael Miller, Vice Chair Michael York, Board Member Jahvid Motaghi, and Board Member Michael Budd

Absent 3 - Advisory Non voting Ben Polack, Board Member Brian Mandel, and Board Member Mike Munoz

II. PUBLIC COMMENT: None.

III. Approval of Absences: None.

IV. Approval of Minutes: May 1, 2024 DRAFT Meeting Minutes

A motion was made by Vice Chairman York to approve the May 1, 2024, minutes, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

1. [24-0766](#) May 1, 2024, DRAFT meeting minutes

Attachments: [5-1-24 PC Minutes DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action: Items A, B, C, and D.

Chairman Miller stated Vice Chairman York is abstaining from Items 14 and 15.

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

Chairman Miller asked how many extensions were six months and how many were 12 months; (Item 10, Time Extension, Crestmont Unit 12) and if there is a recommendation regarding how many extensions can be granted.

Bria Whitmire, Engineer V, stated there had been one six-month extension and the rest were 12 months.

Chairman Miller suggested after the second extension, the item should not be on the consent agenda.

Vice Chairman York stated he is fine with the time extensions on the consent agenda as the requests are vetted by staff.

Chairman Miller stated with the possible adoption of impact fees, there will be a flood of plats, and possibly more extension requests.

Chairman Miller asked that the Planning Commission be notified of all opposition and in favor notices of zoning cases be presented.

A Commissioner asked if the applicant for Item 12 was ok with staff's proposal; and Chairman Miller asked for clarification on the issue; are they voting on the applicant's request or staff's recommendation. They will vote on this item separately.

Chairman Miller opened the Public Hearing for Items A, B, C, and D, 2 through 13.

Michelle Orcutt, 3266 Roscher Road, spoke in favor of the Plat Waiver, 24-0762, PL8225 Don Patricio, sidewalk construction.

Seeing no one else to speak, Chairman Miller closed the Public Hearing.

Chairman Miller asked for a motion on Items 2, 3 4, 5, 6, 7, 8, 9,10, 11, and 13.

A motion was made by Vice Chairman York to approve Items 2, 3 4, 5, 6, 7, 8, 9,10, 11, and 13 as presented by staff and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

A motion was made by Commissioner Motaghi to deny the zoning in lieu of the Special Permit and approve CN-1/SP Item 12, as presented by staff, and seconded by Vice Chairman York. The Vote: All Aye: The motion passed.

A. Plats

2. [24-0741](#) PL8266
Saratoga Place Block 4 Lot 1 1.96 Ac. Reason: to obtain a building permit.
Location: North side of Saratoga Blvd. and east of Sarah Dr.

Attachments: [PL8266 Saratoga Place Block 4 Lot 1 Final CvPg](#)
[PL8266 Saratoga Place Block 4 Lot 1 Final ClosedDocReport](#)
[PL8266 Saratoga Place Block 4 Lot 1 Final Plat 4-26 \(1\)](#)
3. [24-0743](#) PL8276
Alta Plaza Block 4 Lot 4A (0.45 Ac. Reason for Platting: Obtain building permit)
Location: West of Ocean Dr. and south of Seaview Ln. on Rainbow Ln.

Attachments: [PL8276PCCoverPage51524 \(1\)](#)
[PL8276 Alta Plaza Closed Report](#)
[PL8276 Alta Plaza Block 4 Lot 4A Utility Plan \(3\)](#)
[PL8276 Alta Plaza Block 4 Lot 4A Plat \(7\)](#)

4. [24-0753](#) PL8269
FITCHUE PLACE ADDITION BLOCK 1003 LOT 44R (FINAL OF 0.522 ACRES)
Located north of Ayers Street & west of S Staples Street.

Attachments: [PL8269 Fitchue Place Add. Cover Txt Tab- PL8269](#)
[PL8269 Fitchue Place Add. CLOSED Comb Rpt](#)
[PL8269 Fitchue Place Add. Topo markup -2101700 UTILITY](#)
[PL8269 Fitchue Place Add. Diversion Center Plat](#)

5. [24-0754](#) 22PL1084
CALALLEN SOUTH UNIT 4 (FINAL OF 14.85 ACRES)
Located IH 69 Access Road and east of Callicoatte Road.

Attachments: [22PL1084 Calallen Unit 4 Cover Txt Tab](#)
[22PL1084 Calallen South 4 Com R3 5-6-24](#)
[22PL1084 Calallen Unit 4 Plat](#)

6. [24-0755](#) 22PL1085
CALALLEN SOUTH UNIT 5 (FINAL OF 14.79 ACRES)
Located IH 69 Access Road and east of Callicoatte Road.

Attachments: [22PL1085 Cover Txt Tab- Calallen South Unit 5](#)
[22PL1085 Calallen South 5 Com R3 5-6-24](#)
[22PL1085 Calallen South Unit 5 Plat](#)

7. [24-0767](#) PL8258
OSO RANCH UNIT 1A (FINAL OF 16.45 ACRES)
Located West of Flour Bluff Drive and south of Purdue Road

Attachments: [PL8258 Oso Ranch Unit 1A Final Cover Txt Tab](#)
[PL8258 OSO RANCH UNIT 1A Report](#)
[PL8258 OSO RANCH UNIT 1A- FINAL PLAT](#)

B. Plat with a Waiver

8. [24-0762](#) PL8225 DON PATRICIO BLOCK "S," LOT 39R
Request for a Plat Waiver for Sidewalk Construction per Sections 3.8.5, 3.30.1, 8.1.4

and 8.2.2 and for construction to the Street Right-of-Way Construction Standards found in Section 8.2.1 of the Unified Development Code.

Attachments: [PL8225 Don Patricio SW + street waiver](#)
[PL8225 Don Patricio Sidewalk + street Waiver ppt](#)

C. Time Extension

9. [24-0728](#) 21PL1170 CRESTMONT UNIT 12 (FINAL-33.120 ACRES)-SECOND REQUEST-12 MONTH EXTENSION
CRESTMONT UNIT 12 (FINAL-33.120 ACRES)

Located east of Ayers Street and north of Saratoga Boulevard.

Attachments: [21PL1170 Crestmont Unit 12 CvLtr](#)
[21PL1170 Crestmont Unit 12 13046-Extension Request 5-1-24](#)
[21PL1170 Crestmont Unit 12-PC Act-7-12-23](#)
[21PL1170 Crestmont Unit 12 ActionLtr 3.09.22PCMTg](#)
[21PL1170 Crestmont Unit 12 Approved plat 3-09-22](#)

10. [24-0752](#) 19PL1096-Westwood Heights Unit 4 - 6th Request for a 12 Month Extension
WESTWOOD HEIGHTS UNIT 4 (FINAL PLAT OF 9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.

Attachments: [19PL1096 Westwood Heights Unit 4 CvLt](#)
[19PL1096 Westwood Heights Unit 4 PC Ext letter-5-23](#)
[19PL1096 Westwood Heights Unit 4 Final Req Ltr](#)
[19PL1096 Westwood Heights UNIT 4 PCAPPRVD-11.13.19MTG Plat](#)

D. Zoning

11. [24-0680](#) Zoning Case No. ZN8208, 2130 Rand Morgan Road LLC (District 1). Ordinance rezoning a property at or near 2130 Rand Morgan Road from the "RS-6" Single-Family 6 District to the "R-MH" Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8208 2130 Morgan Road LLC Staff Report](#)
[ZN8208 2130 Rand Morgan Road LLC PowerPoint](#)

12. [24-0760](#) Zoning Case No. ZN8192, MF Newton Investments LLC (District 4). Ordinance rezoning a property at or near 2245 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to a "CN-1/SP Neighborhood Commercial District with a Special Permit).

Attachments: [ZN8192 MF Newton Investments LLC Staff Report](#)
[ZN8192 MF Newton Investments LLC PowerPoint Presentation](#)

13. [24-0761](#) Zoning Case No. ZN8261, Moore Margo Lyn (District 4). Ordinance rezoning a property at or near 7317 South Padre Island Drive (State Highway 358) from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8261 Moore Margo Lyn Staff Report](#)
[ZN8261 Moore Margo Lyn PowerPoint Presentation](#)

VI. Public Hearing: Discussion and Possible Action:

Elena Buentello, Development Services, read Zoning Item 14 into the record.

Chairman Miller stated there is a recommendation for denial on the presentation but recommending approval on the item number.

Ms. Whitmire stated this is a similar item, denial with an approval in lieu of.

Chairman Miller stated we need to be careful on the wording of the agenda items. The corner piece that is undeveloped is going to be boat storage; and anything else that is allowed.

Andrew Dimas, Development Services, stated commercial compatible, almost identical to what the AICUZ states; offices, mini storage, small restaurants, low occupancy buildings. This is an RV Park, not RV Storage. This RV park has been there for 40 years. It's never been platted and does not have the right zoning. We are trying to reconcile the issues with the units.

Chairman Miller stated they can have the exact number of units that are there now; can reorganize but cannot have more.

Mr. Dimas stated they could add additional language that says they are locked in at this hard number. There are less than 40 at the last count. Not all are in the AICUZ.

Commissioner Salazar-Garza stated she wanted to make sure we are following all the rules for AICUZ.

If they were platted, the could be rebuilt if units were destroyed. This is the first step to get the process started.

The Navy prefers there be no increase in density.

Chairman Miller opened the Public Hearing.

Mr. Lundquist, 635 Yorktown stated all they want to do is get the zoning correct. They have owned the park for two years; the park was not up to standards. They are selling off the L shape portion, maybe the entire acreage; trying to make it easier for a buyer.

Chairman Miller counted 44 total mobile homes. Mr. Lundquist has 60 spots, some are vacant; not an RV type use. Chairman Miller asked if Mr. Lundquist would be opposed to capping it at 45; would prefer capping at 60, as long as the Navy is satisfied.

Seeing no one else to speak, Chairman Miller closed the Public Hearing.

Buck Brice, Deputy City Attorney, stated the site plan has mapped out the area of the underdeveloped tract and you could make a SUP to exclude any RV's inside that site plan.

The majority of the 2.5 acres is not in the AICUZ.

Commissioner Salazar-Garza made a motion that staff recommends denial with an alternative recommendation for the Special Permit Commercial Compatibility with the conditions that there will be no additional density within the AICUZ zone, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

Elena Buentello, Development Services, read Zoning Items 15 into the record. Staff recommends denial for the zoning request.

Chairman Miller stated he had a conversation with Ben and Andrew, Ben does not want to take any property away but prefer to avoid increasing density. The current capacity is 18 total.

Ms. Buentello stated that the site does not meet standards. Mr. Dimas stated the RV District has a minimum acreage size which is 80 acres; it does not meet the minimum acreage. Some of the 26 spaces are dancing on the line for AICUZ. 26 spaces need to be organized, do not add anymore.

Chairman Miller stated the site plan does not agree with the applicants' statements. The plan shows 26 pad sites that were reviewed by the Navy. There are three that encroach.

Chairman Millier opened the Public Hearing.

Cameron Shig, 4001 Laguna Shores Road, stated he wanted to look at the site plan. There are not 50 trailers in there. He lives in the south channel and has access to Laguna Madre and is concerned about safety around the water. A transient population is not preferable,

Chairman Millier stated a transient is a person who does not have a permanent address.

Seeing no one else to speak, Chairman Miller closed the Public Hearing.

Commissioner Hedrick made a motion to table Item 15 to June 12, seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

The following Public Hearing Items will be considered individually.

14. [24-0768](#) Zoning Case No. ZN8185, Toreros Investment II LLC (District 4). Ordinance rezoning a property at or near 635 Yorktown Boulevard from the “FR” Farm Rural District to the “R-MH” Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case ZN8185 Toreros Investments II, LLC Staff Report](#)
[Case ZN8185 Toreros Investments II, LLC PowerPoint Presentation](#)

15. [24-0769](#) Zoning Case No. 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 with an alternative recommendation of “CR-1/SP” Resort Commercial District with a Special Permit).

Attachments: [ZN8186 Toreros Investments VI LLC Staff Report](#)
[Case ZN8186 Toreros Investments VI LLC Owner PowerPoint Presentation For PC](#)

VII. Director's Report:

Michael Dice, Assistant Director, discussed the impact fee status. There will be a CIAC sub-committee appointed. Policies and procedures will be discussed and the public hearing will be set on May 21 for July 16. The timeline to begin impact fees is October 2025. Items can be approved with a delay clause.

VIII. Future Agenda Items: None.

IX. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:44 pm.