



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, February 7, 2024

5:30 PM

City Hall 6th Floor Conference Room

I. Call to Order, Roll Call.

Chairman Miller called the meeting to order at 5:31 pm and a quorum was established to conduct the meeting, with Commissioners Mandel and Motaghi absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Lerma

A motion was made by Commissioner Hedrick to approve the absence listed above and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes.

1. [24-0227](#) Regular Planning Commission Meeting Minutes from 1-24-2024.

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

A motion was made by Vice Chairman York to approve the minutes listed above and seconded by Commissioner Lerma. 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, Plats, Items 2, 3, 4, and 5 into the record as shown below. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval of the plats.

Chairman Miller asked about the provision that the lot widths exceeded 70 feet for circular drives on the front of the properties. There is a dangerous turn there, turning right or left, a lot of blind spots on the corner.

Bria Whitmire, Development Services, stated 70 feet is from the UDC.

Chairman Miller asked if there was any requirement in the UDC that requires a circular drive.

Ms. Whitmire stated no, that is not required. It does require at least 70 feet for a circular

drive. The driveway standards will meet the UDC requirements when the building permit is reviewed.

Chairman Miller asked about backing onto Ocean Drive with the blind curve.

Ms. Whitmire stated the circular drive can be on the corner lot to connect to both streets. The rest of the driveways will be 70 feet.

Chairman Miller asked if they want to do a front facing garage, is that prohibited.

Ms. Whitmire stated we are not making them do it.

Mr. Orozco stated plat residential driveways shall be designed so residents do not have to back out into the arterial Ocean Drive.

Commissioner Salazar-Garza asked a question about Item No. 5, the new street that is to be developed.

Vice Chairman York stated it is a paper street.

Chairman Miller opened Public Comment.

Grier Gottlich, 3361 Mavis Drive, stated he had safety concerns about the plat on the S curve, a lot of blind corners.

Daniel Shea, 123 Alta Plaza, stated he didn't think he got all the paperwork regarding the plat. Mr. Shea sketched out eight lots and Ocean Drive is our showcase and should not be represented by smaller homes. Mr. Shea also had concerns about safety around the island and the left-hand turn lane.

Mark Gottlich, 3447 Denver Avenue, stated there have been numerous accidents around the S curve, accessing and egress will present a huge safety concern. A lot of people do not know what is going on in the neighborhood and they would like to speak with the developers.

Andy Lehrman, 3360 mavis Drive, stated that this came as a complete surprise to the neighborhood. The density of putting 12 homes in this area, at 40-45 miles per hour on the S curve, they will have to stop to allow people to get in and out of the driveways on Ocean Drive. Mr. Lehrman is concerned about safety issues.

Chairman Miller asked what the current zoning is; it is RS-6 and defined RS-6.

Ms. Whitmire explained that there are already seven lots there. As far as safety, this is a small development which didn't trigger a traffic analysis.

Chairman Miller stated if this was a zoning case, it would be different. The current zoning fulfills the requirements of the UDC and Texas Local Government Code. They cannot deny a property owner's rights in this situation. The item cannot be tabled.

Buck Brice, attorney, stated this is a plat which is of an administrative nature. If it complies to all the legal requirements, it is subject to approval. The plat started on January 11, 2024, there is a 30-day shot clock; it would be automatically approved by State Law if it is not approved by February 11, 2024.

Chairman Miller closed the public hearing.

A motion was made by Commissioner Lerma to approve Item A, Items 2, 3, 4, and 5 as presented by staff and seconded by Vice Chairman York. The Vote: All Aye. The motion passed.

A. Plats

2. [24-0106](#) PL8016
AZALI OCEANSIDE ESTATES BLOCK 1, LOTS 1-12 (REPLAT OF 2.851 ACRES)
Located north of Santa Fe St. & west of Ropes St.

Attachments: [PL8016 Azali Oceanside Estates CvPg](#)
[PL8016 Azali Oceanside Estates CLOSED COMMENTS](#)
[PL8016 240007 AZALI OCEANSIDE ESTATES B1 L1-12 - PLAT 20240109](#)
3. [24-0153](#) PL8126
TULOSO ROAD ELEMENTARY SUBDIVISION PLAT-THE TEXAN TRUCK STOP (REPLAT OF 12.35 ACRES)
Located 2060 Tuloso.

Attachments: [PL8126 Tuloso Rd Elementary Subdivision Plat The Texan Truck Stop CvPg](#)
[PL8126 Tuloso Rd Elementary Subdivision Plat The Texan Truck Stop Report](#)
[PL8126 Tuloso Rd Elementary Subdivision Plat The Texan Truck Stop](#)
4. [24-0159](#) PL8184
GUST HEYE, LOT 67R (FINAL PLAT OF 0.208 ACRES)
Located north of Horne Rd & south of Brawner Pkwy.

Attachments: [PL8184 Gust Heye CvPg](#)
[PL8184 Gust Heye Report](#)
[PL8184 Gust Heye Plat](#)
5. [24-0160](#) PL8158
FLOUR BLUFF ESTATES, TRACT C OF BLOCK H, LOTS 4-CR AND 4-DR

(REPLAT OF 0.58 ACRES)

Located North of SPID and East of Waldron Road.

Attachments: [PL8158 Flour Bluff Estates CvPg](#)
 [PL8158 Flour Bluff Estates Report](#)
 [PL8158 Flour Bluff Estates Plat](#)

VI. Director's Report.

Interim Assistant Director for Land Development, Michael Dice, stated impact fees will be discussed at the next Planning Commission meeting February 21, 2024.

VII. Future Agenda Items:

Impact Fees briefing.

VIII. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:01 pm.