



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, October 18, 2023

5:30 PM

City Hall, 6th Floor Conference Room

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 Commissioner Munoz absent.

Present 8 - Michael Miller, Michael York, Michael Budd, Justin Hedrick, Billy A. Lerma, Brian Mandel, Jahvid Motaghi, and Cynthia Garza

Absent 2 - Mike Munoz, and Ben Polack

II. PUBLIC COMMENT: None.

III. Approval of Absences: 10/4/23 Commissioner Lerma

A motion was made by Commissioner Hedrick to approve the absence listed above and seconded by Vice Chairman York. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: October 4, 2023

1. [23-1678](#) Regular Planning Commission Meeting Minutes DRAFT 10-4-23

Attachments: [10-4-23 Planning Commission DRAFT Meeting Minutes](#)

A motion was made by Commissioner Mandel to approve the minutes listed above and seconded by Vice Chairman York. The Vote: All Aye. The motion passed.

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

Mark Orozco, Development Services, read Consent Agenda A, B, and C 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. Also, staff recommends approval of the time extension and zoning case.

Chairman Miller opened the public hearing. Seeing no one to speak, the public hearing was closed.

Vice Chairman York moved to approve Items A, B, and C, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

A. Plats

2. [23-1668](#) 23PL1064
CROCKER TRANSFER AND STORAGE COMPANY, INC. ADDITION, BLOCK 1, LOT 1 (REPLAT OF 0.17 ACRES)
Brewster St. west of Tanchua Street

Attachments: [23PL1064 Crocker Transfer and Storage CvPg](#)
[23PL1064 Crocker Transfer and Storage Report](#)
[23PL1064 Crocker Transfer and Storage Block 1 Lot 1 Plat](#)

3. [23-1669](#) PL8026
DEALERSHIP MART CORPUS CHRISTI (REPLAT OF 6.04 ACRES)
Located at 5237 Crosstown SH #286

Attachments: [PL8026 Dealership Mart CC CvPg](#)
[PL8026 Dealership Mart CC Closed Doc Report2](#)
[PL8026 Dealership Mart Corpus Christi Replat \(1\)](#)

4. [23-1670](#) PL8030
SUMMIT COVE SUBDIVISION, BLOCK 2, LOT 7, (FINAL PLAT OF 0.110 ACRES)
Located at 4014 Summit Dr. north of Rex Ln.

Attachments: [PL8030 Summit Cove Block 2 Lot 7 CvPg](#)
[PL8030 Summit Cove Block 2 Lot 7 Closed Doc Report](#)
[PL8030 Summit Cove Block 2 Lot 7 - Plat](#)

B. Time Extension

5. [23-1689](#) 22PL1092-FIRST REQUEST-12 MONTH EXTENSION
OSO POINTE (FINAL-20.076 ACRES)
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive

Attachments: [22PL1092 Oso Pointe CvPg](#)
[22PL1092 Oso Pointe Action Ltr 8.10.22PCMtg](#)
[22PL1092 Oso Pointe \(Final 20.076 AC\) - PLAT EXTENSION 01 - 20230731](#)
[22PL1092 Oso Pointe Approved Plat](#)

C. New Zoning

6. [23-1679](#) Zoning Case No. 1023-03, Steve and Lacey Avalos (District 1). Ordinance rezoning property at or near 10329 Kingsbury Drive from the "CN-1" Neighborhood Commercial District to the "RS-TF" Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [1023-03 Steve Avalos and Lacey Avalos Case Report](#)
[1023-03 Steve Avalos and Lacey Avalos Presentation](#)

VI. Director's Report

The Development Services Task Force meeting is scheduled for Friday, October 20, 9:00 am in the 6th floor conference room.

VII. Future Agenda Items

None.

VIII. Adjournment of Planning Commission

There being no further business to discuss, the meeting adjourned at 5:36 pm.