



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, July 24, 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.

Present 8 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Chair Michael Miller, Vice Chair Michael York, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

Absent 2 - Advisory Non voting Ben Polack, and Board Member Billy A. Lerma

II. PUBLIC COMMENT: None.

III. Approval of Absences: None.

IV. Approval of Minutes: July 10, 2024 DRAFT Meeting Minutes

A motion was made by Commissioner Mandel to approve the July 10, 2024, minutes, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

1. [24-1192](#) July 10, 2024, DRAFT Meeting Minutes

Attachments: [7-10-24 PC Minutes DRAFT](#)

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

Andrew Dimas, Development Services, read Consent Agenda Item A and B into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Items B, Zoning cases, satisfy all requirements and staff recommends approval.

Chairman Miller stated Commissioner York is abstaining from Item 3, PL8335, Lexington Plaza Block D.

Commissioner Hedrick asked about Item 4, Zoning Case ZN8340, Cypress Point Capital LLC, regarding the zoning: It was zoned RS-22 and FR previously, and the applicant is taking a chunk of the FR and adding it to RS-22 and change to CN-1.

Mr. Dimas stated that is correct. The back side of the property will stay as RS-22. This tract is split in half. The portion closest to the intersection will have the neighborhood

commercial zone and the rear portion will be RS-22.

Commissioner Hedrick stated his main concern is that the area is annexed but there is no drainage or sewer for this tract and this is not the type of development we want to encourage. We don't want to put more development on septic; we want sewer; all of it should be RS-22; no more CN-1 on septic systems in the city.

Mr. Dimas stated he agreed but at the zoning level we are only dedicating land use. At a major intersection it is not unreasonable to have commercial development. At the platting stage, the developer will have to show stormwater runoff and how they will address wastewater. Chairman Miller agrees to the land use, but we need to use our development tools to take into consideration at the plat level.

Chairman Miller stated he agreed with Commissioner Hedrick. This has been reviewed before. As the city continues to grow to the south and the west, will it be pockets of either commercial or residential developments on septic that are not constructed to city standards.

Commissioner Mandel stated if we deny this, this is an opportunity to set a precedent on future land use. We will have weider pockets of RS-22 on 2444 followed by commercial in the future; what about the safety of RS-22; residential so close to the road.

Commissioner Hedrick stated they should wait on zoning until they have full city services. In reality, having RS-22 inside the city limits is something the city doesn't want anyway. If we add pockets here and there it creates future problems.

Chairman Miller stated RS-22 allows ½ acre lots that could accommodate septic systems.

Mr. Dimas stated that RS-22 only sets the minimum lot size. You can have RS-22 with greater size lots. RS-22 is low density residential.

Commissioner Hedrick stated there are no plans in the next 10-15 years for utilities.

Mr. Dimas stated that is true today but when the CIP budget opens, we don't know what will happen in the future.

Elena Buentello, Development Services, stated that piece of property is slated for future land use as commercial and a preliminary plat has been submitted and is under review by staff.

Chairman Miller stated at Holly and Roddfield, Lakeview Drive, it's a really cool spot with larger properties, but there is also a lot of rural standard roads that are dangerous. At the plat stage, we will get out the magnifying glass.

Chairman Miller opened public comment.

Seeing no one to speak, Chairman Miller closed public comment.

Commissioner Salazar-Garza made a motion to approve Item 3 as presented by staff, seconded by Commissioner Motaghi. The Vote: Aye: Chairman Miller, Commissioners Mandel, Salazar-Garza, Munoz, Motaghi, Hedrick, and Budd. Abstain: Vice Chairman York. The motion passed.

Commissioner Salazar-Garza asked about Item 4, zoning, how far is the process now?

Vice Chairman York stated if you cross Weber, that is the break in the service area. Everything north of Weber on the Oso side is served by what is already built, will go to Greenwood, everything on the other side is slated for future treatment plant of lift station, which is a huge project to do.

Mr. Dimas stated we are only looking at land use and not to put the cart before the horse with utilities; does commercial fit in the corridor of 2444 with ½ acre lots; it is consistent with the ADP and the future land use map.

Vice Chairman York stated he agrees with the concerns Commissioners have, but it is hard to limit a land owners right to develop his property just because the city has not brought services out there.

Vice Chairman York made a motion to approve Items 2, 4, and 5 as presented by staff, seconded by Commissioner Mandel. The Vote: Items 2 and 5: Aye: Chairman Miller, Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Motaghi, Hedrick and Budd. Item 4: The Vote: Aye: Chairman Miller, Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Motaghi, and Budd. No: Commissioner Hedrick. The motion passed.

Attorney Brice stated if the Commissioners don't object to a consent agenda vote on more than one item and there is a no vote, the vote will stand.

A. Plats

2. [24-1179](#) PL8344
Shoreline Oaks Subdivision Unit 1 Block1 Lots 1R thru 8R (Replat of 0.92 Ac)
Located south of Sea Oak Dr. and west of Flour Bluff Dr.

Attachments: [PL8344CoverTabReplatApproval Shoreline Oaks](#)
[PL8344 Shoreline Oaks ClosedDoc Report](#)
[PL8344 Shoreline Oaks Plat](#)
[PL8344 Shoreline Oaks Utility - Address Plan 6-28 \(2\)](#)

3. [24-1203](#) PL8335
Lexington Plaza Block D Lots 43 and 44 (Replat 0 5.1 Ac)
Located north of SPID and west of Carroll Ln.

Attachments: [PL8335CoverTabReplatApproval Lexington Plaza](#)
[PL8335ClosedDocReport Lexington Plaza](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza Plat \(3\) \(6\)](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza SWQMP -
Reviewed - Approved](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza Utility - Reviewed -
Approved](#)

B. Zoning

4. [24-1189](#) Zoning Case No. ZN8340, Cypress Point Capital LLC (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM-2444/Staples Street) and County Road 43 (CR-43) from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and the “RS-22” Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8340 Cypress Point Capital LLC Report](#)
[ZN8340 Cypress Point Capital LLC](#)

5. [24-1190](#) Zoning Case No. ZN8348, City of Corpus Christi (District 1). Ordinance rezoning a property at or near 508 South Nineteenth Street from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends Approval).

Attachments: [ZN8348 City of Corpus Christi Staff Report](#)
[ZN8348 City of Corpus Christi](#)

C. Briefing

Briefing on the Draft Bayside Area Development Plan

Annika Yankee presented a report to Commissioners regarding the plan.

6. [24-1198](#) Briefing on the Draft Bayside Area Development Plan

Attachments: [Agenda Memo - Bayside Plan Briefing 7-24-2024](#)
[240724 Planning Commission Briefing RFS](#)

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 6:28 pm.