



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - DRAFT

### Planning Commission

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Wednesday, February 19, 2025

5:30 PM

Council Chambers

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

Chairman York called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting.

#### II. PUBLIC COMMENT: NONE

#### III. Approval of Absences: 2-5-25 Commissioner Hedrick

Commissioner Miller made a motion to approve the absences from February 5, 2025, seconded by Commissioner Munoz. The Vote: All Aye. The motion passed

#### IV. Approval of Minutes: February 5, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the February 5, 2025, meeting minutes as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

1. [25-0226](#) Planning Commission Meeting Minutes DRAFT February 5, 2025

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

Chairman York addressed the Commission that he will be abstaining from items 2, 5, and 6. He stated that they will start with items 3 and 4.

Andrew Dimas, Development Services, read Consent Items 3 and 4. The Plats satisfy all requirements of the Local Government Code as well as the Unified Development Code (UDC)/State Law, and staff recommend approval. The floor was opened up for Commissioner comments/questions. There being no discussion, Chairman York opening the public hearing for items 3 and 4. There being no public comment, Chairman York closed the public hearing. Vice Chairman Salazar-Garza made a motion to pass items 3 and 4 as presented by staff. Commissioner Budd seconded. The Vote: All Aye. The motion passed.

Andrew Dimas, Development Services, read Consent Items 2, 5, and 6. Items satisfy all requirements of the Local Government Code as well as UDC/State Law. Staff recommended approval. The floor was opened for Commissioner comments/questions. Commissioner Miller requested that staff go through the presentation on Item #6. Andrew

Dimas presented. Commissioner Miller asked how the property will be built up being that a large portion of it is water, if it is normal to be done in the current order, and how long does the PUD permit last. Staff satisfactorily answered his questions. Vice Chairman Salazar-Garza opened public hearing for Items 2, 5, and 6. There being no public comment, Vice-Chairman Salazar-Garza closed the public hearing. Commissioner Munoz made a motion to approve items 2, 5, and 6. Commissioner Budd seconded. The Vote: All Aye. Abstained Chairman York. The motion passed.

**A. Plats**

2. [25-0189](#) PL8579  
**Country Estates Subdivision Unit No. 2 Block 2 Lots 18-24 (Final plat of 1.72 Ac.)**  
Located south Hearn Rd. and east of Brookline Dr.
3. [25-0190](#) PL8564  
**NUECES GARDENS NO. 1 LOTS 18A, 18B, 18C, 18D, & 18E (REPLAT OF 4.728 ACRES)**  
Located north of Starlite Lane & east of Violet Road.
4. [25-0191](#) PL8550  
**FOXWOOD ESTATES PHASE II, BLOCK 13, LOTS 3A & 3B (REPLAT OF 2.193 ACRES)**  
Located south of Saratoga Boulevard & east of Weber Road.
5. [25-0201](#) PL8571  
**WATER BEACH ADDITION, BLOCK 6, LOTS 1A & 2A (REPLAT OF 2.23 ACRES)**  
Located south of Starr Street & west of N Shoreline Boulevard.

**B. Zoning**

6. [25-0228](#) Zoning Case No. ZN8332, Golden Pointe, LLC. (District 4). Ordinance rezoning a property at or near 13902 South Padre Island Drive from the "CR-2/IO" Resort Commercial District with an Island Overlay to the "CR-2/IO/PUD" Resort Commercial District with an Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

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

7. [25-0231](#) A proposed Roadway Master Plan Amendment to delete a Collector Street (Project 18-V)

Andrew Dimas, Development Services, gave a brief presentation on Item 7 due to the

absence of a representative from Public Works, Street Department. Chairman York asked about the update to the master plan. Renee Couture, Assistant Director of Public Works, Street Department arrived and answered Chairman York's question after giving a background on the reason for the change. Couture explained that the old master plan was incorporated with the new, updated master plan. Commissioner Miller stated that during the original presentation of Item 7 the change could not be defined. Couture stated that based on the new Roadway Master Plan the classification no longer exists.

Commissioner Cantu commented that nothing has changed as far as other access for people to go from the road to the beach. Charman York answered yes. Commissioner Miller stated that he could not support this item due to the possibility of future congestion. Chairman York asked if another department is looking at this plan and approving it? Renee Couture pointed out that various roads are being proposed, and they are not looking at future planning yet. They evaluate on a case-by-case basis. Chairman York opened up public hearing for Item 7. Applicant engineer, Steven Grunwald, with Urban Engineering spoke on the section being sandwiched between two proposed roads that go to the beach. He feels that the way it is set up is not unreasonable. Charman York asked him to show the Commissioners which ones on the map were his. Commissioners Miller and Teichelman discussed bottlenecking and the best current plans that would benefit future congestion issues. An applicant, Jeff Hudser, with Coastal Dunes, explained his future plans for the site.

Commissioner Miller motions to deny the proposed amendment to the UTP removing project 18B from the Roadway Master Plan. Commissioner Hedrick seconded the motion.

Chairman York requested a roll call vote. Reminded the commission that voting Aye would be in favor of denial. The vote, Aye: Commissioners Mandel, Miller, Munoz, Hedrick, and Teichelman. Nay: Commissioners York, Salazar-Garza, Budd, and Cantu. The motion to deny passes by a 5 to 4 vote.

8. [25-0232](#) A proposed amendment to modify the Corpus Christi Transportation Master Plan ("MobilityCC")-C3 Collector Street between County Road 22 and County Road 20A.

Commissioner Hedrick is abstaining from item 8.

Jorge Chavez, Traffic Engineer, Public Works Department presented the proposed amendment to modify the Corpus Christi Transportation Master Plan. Chairman York asked what relationship Item 9 has with Item 8. Chavez states that Item 9 is holistically tied to Item 8, but separate line items. Chavez explains the difference between Item 8 and Item 9 but will explain one at a time. Commissioners York and Miller state their concern about congestion and the size of the cross streets that could impact the reduction of the road. Chavez brings up the city's GIS map to show the size of the surrounding streets. Renee Couture continued to explain the details involved with reducing the street and that the Roadway Master Plan states that each street reduction will be able to accommodate. Couture said that the larger roadways will take away the strain from the smaller roads

with multiple points of egress and digress.

With no other questions from the Commissioners, Chairman York opened public hearing. Developer Moses Mostaghazi, with MPM Development, explained that the road being reduced did not connect to any homes, and the larger road to the east and west of the subdivision would be the primary use for those that live in the area. After an extensive discussion on traffic flows and future building sites in the area, Commissioner York closed the public hearing.

Vice-Chairman Salazar-Garza made motion on Item 8 to approve as presented. Seconded by Commissioner Mandel. Due to issues with clarification, Vice-Chair Salazar-Garza withdrew the motion. Vice-Chair Salazar-Garza made a motion to approve Item 8 as amended by staff. Commissioner Mandel seconded the motion. The vote: Aye-6, Nay-2 (Commissioner Hadrick abstained). The motion passed.

- 9. [25-0233](#) A proposed two (2) amendments to modify the Corpus Christi Transportation Master Plan ("MobilityCC")-C3 Collector Street East of County Road 43 to Dead End & A2 Arterial Street between County Road 22 and Weber Road (FM 43).

Commissioner York briefly reviewed Item 9.

Jorge Chavez, Traffic engineer, Public Works Department briefly went over Item 9 for the record. Staff recommends approval.

Commissioner York opened a public hearing. Seeing no one to speak, Commissioner York closed public hearing. Commissioner Mandel made a motion to approve Item 9 by itself. Commissioner Budd seconded. The vote: Aye-8, Nay-1. The motion passes.

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

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

**IX. Adjournment**

Seeing no further business to conduct, the meeting was adjourned at 7:27 p.m.