



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, December 11, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman York called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting.

Present 9 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Board Member Michael Miller, Chair Michael York, Board Member Mike Munoz, Board Member Michael Budd, Board Member Ed Cantu, and Board Member Trey Teichelman

Absent 1 - Advisory Non voting Ben Polack

II. PUBLIC COMMENT: None.

III. Approval of Absences: None.

IV. Approval of Minutes: November 13, 2024

Commissioner Mandel made a motion to approve the minutes from November 13, 2024, meeting, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

1. [24-1941](#) Planning Commission Meeting Minutes DRAFT November 13, 2024

Attachments: [11-13-24 Minutes DRAFT](#)

V. Discussion and Possible Action regarding the Planning Commission & Airport Zoning Commission (AZC) meeting calendar for 2025.

2. [24-2055](#) 2025 Planning Commission Calendar

Attachments: [2025PCMtgdDates](#)

Commissioner Miller made a motion to approve the 2025 Planning Commission calendar as presented by staff, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

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

Andrew Dimas, Development Services, read Consent Items A and B (Items 4, 5, 6, 7, 9, and 10) into the record. The plats satisfy all requirements of the Unified Development

Code (UCD)/State Law, and the Technical Review Committee (TRC). Items B, Zoning, also satisfies all requirements and staff recommends approval.

Chairman York asked for clarification on Item No.9, the Special Permit. Mr. Dimas stated the Special Permit is for a 120 foot cell/telecom tower.

Chairman York opened the Public Hearing. Troy Williams, representing Item #9, was available for comment. There were no questions. Seeing no one else to speak, Chairman York closed the Public Hearing.

Commissioner Miller made a motion to approve Items 4, 5, 6, 7, 9, and 10 as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

Andrew Dimas, Development Services, read Item No. 11 into the record. The plat satisfies all requirements of the Unified Development Code (UCD)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Chairman York opened the Public Hearing; seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Miller to approve Item No. 11 as presented by staff, seconded by Commissioner Munoz. The Vote: Aye: Chairman York, Vice Chairman Salazar-Garza, Commissioners Mandel, Miller, Munoz, Budd, Cantu, and Teichelmlan. Abstain: Commissioner Hedrick. The motion passed.

Andrew Dimas, Development Services, read Consent Item No.3 into the record. The plat satisfies all requirements of the Unified Development Code (UCD)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Vice Chairman Salazar-Garza opened the Public Hearing. Seeing no one to speak, Vice Chairman Salazar-Garza closed the Public Hearing.

Commissioner Miller made a motion to approve Item No. 3 as presented by staff, seconded by Commissioner Hedrick. The Vote: Aye: Vice Chairman Salazar-Garza, Commissioners Mandel, Miller, Munoz, Hedrick, Budd, Cantu, and Teichelman. Abstain: Chairman York. The motion passed.

Andrew Dimas, Development Services, read Item No. 8, Zoning, into the record, which satisfies all requirements and staff recommends approval.

Vice Chairman Salazar-Garza opened the Public Hearing. Seeing no one to speak, Vice Chairman Salazar-Garza closed the Public Hearing.

Commissioner Miller asked about the opposition letters in the agenda packets.

Mr. Dimas stated the window is always open for all Public Comments to come in and the Commissioners have ample time to review any letters that are sent. The letter that was sent in favor did not have comments, the letter is not in the packet.

Commissioner Miller made a motion to approve Item No. 8 as presented by staff, seconded by Commissioner Munoz. The Vote: Aye: Vice Chairman Salazar-Garza, Commissioners Miller, Munoz, Hedrick, Budd, Cantu, and Teichelman. Abstain: Chairman York and Commissioner Mandel. The motion passed.

A. Plats

- 3. [24-1887](#) PL8442
EL OSO DORMIDO BLOCK 1, LOT 1(FINAL OF 4.888 ACRES)
 Located south of Yorktown Blvd & west of Flour Bluff Dr.

Attachments: [PL8442 El Oso Dormido Cover Txt Tab](#)
[PL8442 El Oso Dormido Closed Comb Rpt 11-8](#)
[PL8442 El Oso Dormido Lot 1 Blk 1 Public Improvement Plans](#)
[PL8442 El Oso Dormido Lot 1, Blk 1 SWQMP](#)
[PL8442 El Oso Dormido Plat Pg 1 11-7](#)
[PL8442 El Oso Dormido Plat Pg 2 10-25](#)

- 4. [24-1935](#) PL8486
CAROLINE’S HEIGHTS UNIT 2 (FINAL OF 7.593 ACRES)
 Located south of FM 2444 & east of TX 286.

Attachments: [PL8486 Caroline's Heights Cover Txt Tab](#)
[PL8486 Caroline's Heights Closed Comb Rpt](#)
[PL8486 Caroline's Heights 22011 WTR PLANS APP 9-6-24](#)
[PL8486 Caroline's Heights PLAT UNIT 2 11-8-24](#)
[PL8486 Caroline's Heights PLAT UNIT 2 AS SWQMP 10-14-24](#)

- 5. [24-1938](#) PL8503
CHAMBERLIN’S SUBDIVISION BLOCK 23, LOTS 12R & 13R (REPLAT OF 0.355 ACRES)
 Located south of Agnes Street & east of S Staples Street

Attachments: [PL8503 Chamberlin's Subdvsn Cover Txt Tab-PL8503](#)
[PL8503 Chamberlin's Subdvsn Closed Comb Rpt](#)
[PL8503 Chamberlin's Subdvsn Updated Plat 11-14](#)
[PL8503 Chamberlin's Subdvsn Updated Utility Plan 11-14](#)

- 6. [24-2041](#) PL8484
COME DREAM COME BUILD SUBDIVISION BLOCK 1 LOT 51-56 (Replat of

0.56 Ac.)

Located east of 18th St. and north of Mary St.

- Attachments:** [PL8484 Come Dream Come Build CoverTxtTab- Replat](#)
[PL8484 Come Dream Come Build ClosedDocReport](#)
[PL8484 Come Dream Come Build Plat112224](#)

7. [24-2042](#) PL8493
NUECES RIVER IRRIGATION PARK BLOCK 2 LOTS 26A, 26B, 26C, 27R, & 28R (REPLAT OF 8.604 ACRES)

Located south of Northwest Blvd & east of FM1889.

- Attachments:** [PL8493 Nueces River Irrigation Park Cover Txt Tab- PL8493](#)
[PL8493 Nueces River Irrigation Park Closed Comb Rpt](#)
[PL8493 Nueces River Irrigation Park Plat Pg 1 12-4](#)
[PL8493 Nueces River Irrigation Park Plat Pg 2 12-4](#)
[PL8493 Nueces River Irrigation Park 1.0 Utility Plan 11-27](#)
[PL8493 Nueces River Irrigation Park Stormwater drainage system plans 11-27](#)
[PL8493 Nueces River Irrigation Park 2.0 Storm Drainage Plan 11-27](#)

B. Zoning

8. [24-2043](#) Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zevala Street, from the “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8398 Mandel Family Homes LLC Staff Report 12-11-24](#)
[ZN8398 Mandel Family Homes LLC PWPT 12-11-24](#)

9. [24-2044](#) Zoning Case No. ZN8425, Judy Lynn Reuthinger (District 2). Ordinance rezoning a property at or near 4222 Avalon Street from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8425 Judy Lynn Reuthinger Staff Report](#)
[ZN8425 Judy Lynn Reuthinger PowerPoint](#)

10. [24-2045](#) Zoning Case No. ZN8474, Braselton Development Company, Ltd (District 3, Upon Annexation). Ordinance rezoning a property at or near CR-33, and FM-43 from the “FR” Farm Rural District (upon Annexation) to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8474 Braselton Development Company Ltd Staff Report 12-11-24](#)
[ZN8474 Braselton Development Company Ltd PWPT 12-11-24](#)

11. [24-2047](#) Zoning Case No. ZN8501, Cross Timbers Steakhouse, Inc. (District 1). Ordinance rezoning a property at or near 3402 CR-52 (County Road) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8501 Cross Timbers Steakhouse, Inc Staff Report](#)
[ZN8501 Cross Timbers Steakhouse Inc Powerpoint](#)

VII. Public Hearing: Discussion and Possible Action

Andrew Dimas, Development Services, read Item No. 12 into the record. Mr. Dimas explained the Legislative Process for plat extensions. The plat is not on the Consent Agenda because the applicant has had nine extensions. Staff is recommending denial because there are outstanding comments to be addressed.

Chairman York opened the Public Hearing. Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to deny Item 12 as presented, seconded by Commissioner Teichelman. The Vote: All Aye. The motion to deny passed.

Sara McNeil, Traffic Engineering, presented the Urban Transportation Amendment for Fred's Folly in District 5. Two separate developers (Azali and Yorktown Village) request to remove Fred's Folly from the Master Plan.

Commissioner York asked about the alternate route, if this passes, the alignment removed, is the alternate alignment going to be in the UTP.

Renee Couture stated each applicant proposed an alternate route on the others property. Traffic met with the developers separately and with internal departments; Fire and Police. There is no need for connectivity on the North. There is no funding dedicated by the city. No funding outlines. Recommending to remove the alignment.

Commissioners discussed specifics and clarification of the proposal. There are were no traffic studies done. The connectivity is a partnership between the developers and the city. Neither want to be responsible for building the road, whether shared or in its entirety.

School boundaries were also discussed. Ms. Couture summarized the planning department comments. There are challenges in keeping the roadway on the Master Plan. Applicants could dedicate as to Master Plans. Chairman York stated he is surprised that Yorktown was designed ignoring the Master Plan, without an intersection. Ms. Couture stated the engineer did not include it because at that time there were no future plans for development.

Chairman York opened the Public Hearing. Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Miller to deny Item #13 as presented by staff, seconded by Commissioner Munoz. The Vote: All aye. The motion to deny passed.

Sara McNeil, Traffic Engineering, presented the UTP Amendment for Item No. 14, Pedestrian Beach Access 18-V between State Highway (SH) 361 and Beach.

Renee Couture discussed the amendment in detail, answering Commissioners questions about the amendment.

Chairman York opened the Public Hearing.

Jeff Hutzler, Coastal Dunes, stated they met with staff prior to purchasing the property, and asked what the mechanism is to remove the Pedestrian Beach Access. They are proposing beach access for their development, on their development, with a pond. Mr. Hutzler is asking for clarity. High tides are in their dunes, and it is not passable by car.

Stephen Grunewald, Engineer, stated they are very familiar with the beach/dune walkover road rules. For a two-way it needs to be 14 feet wide. Discussion was held regarding adjacent beach access roads.

Commissioner Miller asked about the SH 361 project going to four lanes; will there be issues with left turns coming from the beach. Yes, it will continue to have issues, but we have not seen the development.

Mr. Dimas said he would reach out to TXDOT to see if they have any preliminary designs for 361.

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

Commissioner Munoz stated Public Access isn't defined, so how can we tell them to build it when we don't know what to build. The city needs to find a way to resolve that problem. It should be defined in the Master Plan.

Chairman York stated the developments to the North and South already have beach access, 18-V doesn't go across SH 361 so no one will be cut off.

Commissioner Munoz stated if it was defined as a C1 he would agree, since the PA is not defined, we cannot hold them to it.

A motion was made by Commissioner Munoz to approve the amendment as presented by staff, seconded by Vice Chairman Salazar-Garza. The Roll Call Vote: Aye: Chairman

York, Vice Chairman Salazar-Garza, Commissioners Mandel, Munoz, Budd, and Cantu. Nay: Commissioners Miller, Hedrick, and Teichelman. The motion passed.

- 12. [24-2048](#) PL8163
ALARCON ADDITION BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)
 Located south of I-37 & east of Callicoatte Rd.

Attachments: [PL8163 Alarcon Addition Cover Txt Tab-PL8163](#)
 [PL8163 Alarcon Addition Comb Rpt](#)
 [PL8163 Alarcon Addition - Pg.1](#)
 [PL8163 Alarcon Addition - Pg.2](#)
 [PL8163 Alarcon Addition - Utility Plan](#)
 [PL8163 Alarcon Addition SWQMP 11910 Leopard FULL SIZE \(1\)](#)

- 13. [24-2034](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved, undedicated private property identified as Freds Folly.

Attachments: [Agenda Memo - UTP Amendment Freds Folly - 12.02.24](#)
 [Freds Folly UTP Amendment- Presentation - 12.02.24](#)

- 14. [24-2035](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved right-of-way identified as Pedestrian Beach Access 18-V.

Attachments: [Agenda Memo - UTP Amendment Pedestrian Beach Access 18-V - 12.02.24](#)
 [UTP Amendment Pedestrian Beach Access 18-V- Presentation - 12.02.24](#)

VIII. Director's Report: Upcoming Training opportunities

IX. Future Agenda Items: None.

X. Adjournment: There being no further business to discuss, the meeting was adjourned at 6:47 pm.