



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, January 11, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call

The meeting was called to order by Chairman Zarghouni at 5:30 p.m. A quorum was present with Commissioner York absent.

II. PUBLIC COMMENT: NONE

III. Approval of Absences : Chairman Zarghouni and Commissioner Mandel

A motion was made by Commissioner Motaghi to approve the absences listed above and it was seconded by Commissioner Salazar-Garza. The motion passed.

IV. Approval of Minutes

1. [23-0064](#) Regular Meeting Minutes of December 14, 2022

A motion was made by Commissioner Mandel to approve the minutes listed above and it was seconded by Commissioner Motaghi. The motion passed

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

Chairman Zarghouni requested that item "6" be pulled from Consent to be considered individually. Mark Orozco, Development Services, read the Consent agenda into the record new plat items "2 through 5". The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval. After Staff's presentation, Chairman Zarghouni opened the public hearing. With no one coming forward, the public hearing was closed. Vice Chairman Miller made a motion to approve the Consent Agenda items "2 through 5" as presented by staff and was seconded by Commissioner Salazar-Garza. The motion passed.

A. Plats

2. [23-0106](#)

22PL1059

GRAHAM ESTATES (PRELIMINARY PLAT - 20 ACRES)

Located west of Graham and Waldron Road

3. [23-0114](#)

22PL1174
CHAMBERLIN'S SUBDIVISION BLOCK 8 LOT 1R (REPLAT - .25 ACRES)
 Located north of Agnes St. and east of King St.

Plat with a Variance (Waiver)

- 4. [23-0100](#)
 22PL1166
SMT CORPUS LOKEY SUBDIVISION LOT 2 TRACT A & B (7.07 - ACRES)
 Located north of Holly Rd. and east of Staples

- 5. [23-0101](#)
22PL1166 - Wastewater Waiver
SMT CORPUS LOKEY SUBDIVISION LOT 2 TRACT A & B (7.07 - ACRES)
 Located north of Holly Rd. and east of Staples

B. New Zoning

- 6. [23-0108](#) **Public Hearing - Rezoning a property located at or near 3104 South Alameda Street**

Case No. 0123-01 Bella Holdings, LLC: Ordinance rezoning a property located along the east side of South Alameda Street, north of Glazebrook Street, and south of Mc Call Street, from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District.

Andrew Dimas, Development Services presented item "6" for the record as shown above. Zoning Case No. 0123-01 Bella Holdings, LLC an ordinance rezoning a property located along the east side of South Alameda Street, north of Glazebrook Street, and south of Mc Call Street, from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District. The surrounding properties all fall in the Southeast Area Development Plan. The proposal is to convert the existing office building to a bakery and restaurant use. Of the 28 notices mailed staff received one opposed notification, but they have withdrawn their opposition and staff received zero in favor. After reviewing the application and taking a look at the surrounding land uses, and the character of the neighborhood, staff is recommending approval of the rezoning request from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District. After Staff's presentation, the floor was opened for Commissioner questions. Vice Chairman Miller asked if the applicant is the operator of the bakery or are there landlords. Staff answered the applicant is purchasing the building, they will become the new owners of

the building and business operator. Chairman Zarghouni asked staff for the size of the building and if the applicant would consider a special permit instead of CN-1. Staff answered 6,000 square feet, and they were not opposed to the CN-1 recommendation. After Staff clarified Commissioner questions, the public hearing was opened. Michelle Fraedrick (owner of the bakery and applicant) addressed the Commissioners. She wants to make sure the property is rezoned before they close on the property, she does not want a special permit; she would prefer to close on the property with the correct minimum zoning for a restaurant. With no one else coming forward, the public hearing was closed. Discussion concluded between the Commissioners and Staff. A motion was made by Commissioner Munoz to approve "Item 6" as presented by Staff and it was seconded by Commissioner Mandel. The motion passed

VI. Director's Report : NONE

VII. Future Agenda Items : NONE

VIII. Adjournment

There being no further business to discuss, the meeting adjourned at 5:46 p.m