



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, May 3, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call.

Chairman Zarghouni called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting; with Commissioners Mandel, Munoz, and Lerma absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences. Vice Chairman Miller and Commissioner Munoz.

A motion was made by Commissioner York to approve the absences and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

IV. Approval of Minutes:

1. [23-0765](#) Regular Meeting Minutes of April 19, 2023

A motion was made by Vice Chairman Miller to approve the minutes listed above and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

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

A. Plats

Chairman Zarghouni stated he would be abstaining from Item 5.

Mark Orozco, Development Services, read Consent Agenda items 2, 3, and 4 into the record as shown below; plat items 2, 3, and 4. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner Salazar Garza asked if there is enough drainage provided for the Whitecap Preliminary Unit 1A.

Commissioner York stated there is a general drainage plan submitted, and they will have to submit full construction designs at a later stage.

Nina Nixon- Mendez, Assistant Director, stated they would be required to build to flood

plain standards.

After Staff's presentation, Chairman Zarghouni opened the Public Hearing.

Hearing no Public Comments, Chairman Zarghouni closed the Public Hearing.

A motion was made by Vice Chairman Miller to approve the Consent Items 2, 3, and 4 as presented by staff and seconded by Commissioner York. The Vote: All Aye. The motion passed.

Mark Orozco, Development Services, read Consent Agenda item 5 into the record as shown below; plat item 5. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner York asked why this item was individually considered since staff recommends approval.

Nina Nixon-Mendez, Assistant Director, stated in the past, if it exceeds three or four extensions, as a courtesy it is presented to the Commission. Cost estimates have been provided and an updated application has been requested.

After Staff's presentation, Vice Chairman Miller opened the Public Hearing.

Hearing no Public Comments, Vice Chairman Miller closed the Public Hearing.

A motion was made by Commissioner York to approve Consent Item 5 as presented by staff and seconded by Commissioner Motaghi. The Vote: Aye: Vice Chairman Miller, Commissioners York, Salazar-Garza, Motaghi, and Hedrick. Abstain: Chairman Zarghouni. The motion passed.

2. [23-0729](#) 23PL1033-CONDITIONAL
WHITECAP (PRELIMINARY-Unit 1A, 1B, 1C, 1D, 1E 241.84 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.
3. [23-0723](#) 23PL1024
PEARSON ADDITION, BLOCK 2, LOT 6 (REPLAT-.25 ACRES)
Located north of Pearson St. and east of Waldron Rd.

Time Extension

4. [23-0764](#) 22PL1091-FIRST REQUEST
SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT-10.006 ACRES)
Located north of Saratoga Boulevard and west of Norchester Street.

VI. Public Hearing: Discussion and Possible Action (Item B)

B. Time Extension

5. [23-0784](#) 19PL1096-6th REQUEST
WESTWOOD HEIGHTS UNIT 4 (FINAL-9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment:

There being no further business to discuss, the meeting adjourned at 5:40 pm.