



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, January 25, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Zarghouni called the meeting to order at 5:32 pm and a quorum was established with Commissioners Mandel and Salazar-Garza absent.

II. PUBLIC COMMENT: Moses Cortez, 4034 Violet Road, approached Commissioners and stated his opposition to rezoning of property at 4040 Violet Road. Chairman Zarghouni and Assistant Director Nina Nixon-Mendez stated the item was removed from this agenda, and any opposition to the zoning may be addressed at the next Planning Commission meeting.

III. Approval of Absences: Commissioner York

A motion was made by Vice Chairman Miller and seconded by Commissioner Motaghi to approve the absence. The motion passed.

IV. Approval of Minutes

1. [23-0137](#) Regular Meeting Minutes of January 11, 2023

A motion was made by Commissioner Munoz to approve minutes listed above. The motion was seconded by Commissioner Motaghi. The motion passed.

V. Annual Report

2. [23-0065](#) Discussion and Possible Action Regarding the 2022 Planning Commission Annual Report

A motion was made by Vice Chairman Miller to approve the 2022 PC Annual Report. The motion was seconded by Commissioner York. The motion passed.

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

Chairman Zarghouni requested that item "3" be pulled from Consent to be considered individually. Mark Orozco, Development Services, read Item "3" for the record as shown below, with Commissioner York abstaining. There being no discussion, Chairman Zarghouni opened the Public Hearing, with no comments, the Public Hearing was closed. A motion was made by Commissioner Miller to approve Item No. 3 on the Consent Agenda. The motion was seconded by Commissioner Munoz. The motion passed.

Mark Orozco, Development Services, read the Consent agenda into the record as show below new plat and zoning items "4 through 10". 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. A motion was made by Commissioner York to approve the Consent Items "4 through 10" as presented by staff. The motion was seconded by Commissioner Motaghi. The motion passed.

A. Plats

3. [23-0133](#)

22PL1148
PORTSIDE SUBDIVISION PUD PHASE 2 & 3 (PRELIMINARY PLAT - 1.51 ACRES)
 Located at intersection of Leeward Dr. and Granada Dr.

4. [23-0138](#)

22PL1180
BAY VIEW ADDITION BLK. 11 LOT 19R & 20R (REPLAT - 0.34 ACRES)
 Located south Craig St. and east of 7th St.

5. [23-0155](#)

22PL1177
PADRE ISLAND NO. 1 BLK. 34 LOT 1A & 1B (REPLAT - 0.68 ACRES)
 Located North of Verdemar Dr. and East of Playa Del Rey

6. [23-0159](#)

22PL1183
COUNTRY CLUB ESTATES UNIT 7 BLK. 2 LOT 3R (REPLAT - 0.28 ACRES)
 Located west of Staples and south of Parkland Dr.

7. [23-0181](#)

22PL1178
STARLIGHT ESTATES UNIT 7 (FINAL PLAT - 23.34 ACRES)
 Located south of Yorktown Blvd. on Krypton Dr.

Plat with a Variance (Waiver)

8. [23-0134](#)

22PL1163
THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)
 Located south of Saratoga Blvd. and east of Hwy. 286.

9. [23-0136](#)

22PL1163 Wastewater Waiver

THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)

Located south of Saratoga Blvd. and east of Hwy. 286

B. New Zoning**10. 23-0196****Public Hearing - Rezoning a property located at or near 7901 South Padre Island Drive**

Case No. 0123-03 Margo Moore Nonexempt Protection Trust: Ordinance rezoning a property at or near 7901 South Padre Island Drive (located along the east side of Ennis Joslin Road, north side of Holly Road, and south of Williams Drive) from the "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

VII. Director's Report: NONE**VIII. Future Agenda Items: NONE****IX. Adjournment**

There being no further business to discuss, the meeting adjourned at 5:44 pm.