



Meeting Minutes - Final

Planning Commission

Wednesday, November 13, 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: October 30, 2024: Commissioners Miller, Cantu, and Teichelman.

Commissioner Mandel made a motion to approve the absences listed for the October 30, 2024, meeting, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: DRAFT Planning Commission Meeting Minutes October 30, 2024

Commissioner Munoz made a motion to approve the minutes from October 30, 2024, as presented, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

1. [24-1838](#) October 30, 2024, Planning Commission Meeting Minutes DRAFT

Attachments: [10-30-24 PC Minutes DRAFT](#)

V. Annual Report

Commissioner Miller made a motion to approve the 2023 Annual Report, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

2. [24-1852](#) Discussion and Possible Action regarding the 2024 Planning Commission Annual Report.

Attachments: [PC 2024 Annual Report](#)

VI. Discussion and Possible Action regarding the November 27, 2024 Planning Commission meeting.

Commissioner Hedrick made a motion to cancel the Planning Commission Meeting November 27, 2024, seconded by Commissioner Cantu. The Vote: All Aye. The motion passed.

VII. Consent Public Hearing: Discussion and Possible Action (Items A, B, and C)

Andrew Dimas, Development Services, read Consent Items A, B, and C into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Items B and C, Zoning and Time Extensions, satisfy all requirements and staff recommends approval.

After staff's presentation, the floor was opened for Commissioner comments/discussion. Chairman York opened the public hearing for items 3, 4, 5, 6, 7, 8, and 9. There being no one to speak, Chairman York closed the Public Hearing.

Commissioner Miller made a motion to approve the Consent Agenda as presented by staff, seconded by Commissioner Munoz. The Vote: All Aye. The motion passed.

A. Plats

3. [24-1812](#) PL8496
PADRE ISLAND PORTS O'CALL BLOCK 14 LOTS 25R AND 26R
(REPLAT OF 0.53 ACRES).

Located west of Gypsy St. and north of Ports O Call Dr.

Attachments: [PL8496 Padre Island Ports O'Call Blk 14 Lots 25R 26R CoverTabReplat](#)
[PL8496 Padre Island Ports O'Call Blk 14 Lots 25R 26R ClosedDocReport](#)
[PL8496 Padre Island Ports O'Call Blk 14 Lots 25R 26R Plat102824](#)

4. [24-1842](#) PL8482
RALLY CREDIT UNION CALALLEN (REPLAT OF 7.698 ACRES)
Located south of Northwest Blvd & west of FM 1889.

Attachments: [PL8482 Rally Credit Union Calallen Cover Txt Tab- PL8482](#)
[PL8482 Rally Credit Union Calallen Closed Comb Rpt](#)
[PL8482 Rally Credit Union UP.001 RALLY CALALLEN REPLAT](#)
[PL8482 Rally Credit Union Calallen Plat 10-31](#)
[PL8482 Rally Credit Union Calallen SWQMP.001 RALLY CALALLEN REPLAT \(2\)](#)

5. [24-1843](#) PL8482
RALLY CREDIT UNION CALALLEN BLOCK 1 LOTS 1 AND 2
Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1,

8.1.4 and 8.2.2

Attachments: [PL8482 Rally Credit Union SW Waiver](#)
[PL8482 Rally Credit Union SW Waiver](#)

6. [24-1876](#) PL8504 - Conditional
ROY SMITH PLAZA BLOCK 1 Lot 8
Located east of Rodd Field Rd. and south of SPID

Attachments: [PL8504ClosedOpenDocReport](#)
[PL8504CoverTabReplarCond.](#)
[PL8504FinalPlatLot8102424](#)
[PL8504SWQMPPlan102424](#)
[PL8504UilityPlan102424](#)

B. Time Extension

7. [24-1811](#) 19PL1125
RIVER RIDGE UNIT 4 (PRELIMINARY PLAT OF 38.75 ACRES) 2nd
REQUEST FOR A 24 MONTH EXTENSION.
Located north of C.R. 52 and east of C.R. 69

Attachments: [19PL1125 River Ridge Unit 4 Cover Tab-Time Ext](#)
[19PL1125 River Ridge Unit 4 Time Extension Request](#)
[19PL1125 River Ridge Unit 4 1stExtensionApproval](#)
[19PL1125 River Ridge Unit 4 Time Extension](#)
[ActionLtr12.09.20PCMtq](#)
[19PL1125 River Ridge Unit 4 Plat PRE R3 11-12-20](#)

8. [24-1837](#) 22PL1049
KASPIAN SUBDIVISION UNIT 1 (FINAL PLAT OF 19.49 ACRES) 1st
REQUEST FOR A 12-MONTH EXTENSION.
Located north of C.R. 22 and east of C.R. 43,

Attachments: [22PL1049 Kaspian Subdivision CoverTabPlatExtension](#)
[22PL1049 Kaspian Subdivision PCActionLetterOrginal](#)
[22PL1049 Kaspian Unit 1 time extension request](#)
[22PL1049 Kaspian Subdivision OriginalApproved Plat](#)

C. Zoning

9. [24-1845](#) Zoning Case No. ZN8299, Anil C. Patel and Vandana A. Patel (OCL).
Ordinance rezoning a property at or near 648 FM 2444 (Farm-to-Market Road
2444/Staples Street) from the "FR" Farm Rural District (upon annexation) to the
"RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000
and publication. (Staff recommends approval).

Attachments: [ZN8299 Anic A. Patel and Vandana C. Patel Staff Report](#)
[ZN8299 Anil A. Patel and Vandana C. Patel Powerpoint](#)

D. Public Hearing: Discussion and Possible Action (Item D)

10. [24-1479](#) Bayside Area Development Plan - Planning & Community Development Department

Attachments: [Bayside ADP 241113 PC Public Hearing](#)
[20241030 Bayside ADP spread RFS](#)

Annika Yankee, Planning Manager, presented the City of Corpus Christi Bayside Area Development Plan to the Commissioners.

Commissioners commented they love the plan and asked about a boat ramp. Vice Chairman Salazar-Garza asked if the comments from the public were addressed. Ms. Yankee stated they contacted those who had contact information.

Commissioner Hedrick asked about downtown murals in this area.

Ms. Yankee stated they do have expanding arts in the plan.

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

Commissioner Munoz made a motion to approve the Bayside Area Development Plan as presented by staff, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

VIII. Director's Report

IX. Future Agenda Items: None.

- X. Adjournment: There being no further business to discuss, the meeting was adjourned at 5:51 pm.**