



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, September 4, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:34 pm and a quorum was established to conduct the meeting with Commissioner Munoz absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: August 21, 2024: Commissioner Mandel

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

IV. Approval of Minutes: August 21, 2024 DRAFT Meeting Minutes

A motion was made by Commissioner Mandel to approve the minutes listed above, seconded by Commissioner Miller. The Vote: All Aye. The motion passed.

1. [24-1462](#) Approval of DRAFT Meeting Minutes August 21, 2024

Attachments: [8-21-24 PC Minutes DRAFT](#)

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

Mark Orozco, Planner, Development Services, read Consent Items A and B into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Item B, Zoning, satisfy all requirements and staff recommends approval.

After staff's presentation the floor was opened for Commissioner comments/questions. There being no discussion, Chairman York opened the public hearing for items 2,3,4,5,6 and 7. Angela Mata (11518 Haven Drive) addressed item 6 on the agenda. Ms. Mata is concerned with what will be development in the area because there is already a lot of heavy traffic and no existing sidewalks. There being no one else to speak, Chairman York closed the public hearing.

A motion was made by Vice Chairman Salazar-Garza to approve items 2,3,4,5 and 7 as presented by staff and was seconded by Commissioner Miller. The Vote: All Aye. The motion passed.

Chairman York calls for a motion for item 6 on the agenda. Commissioner Mandel makes a note to staff, he noticed that on page one of the zoning report Haven drive, located along the west side of Waldron Road, north of Don Patricio Road, south of Graham Road, and west of Flour Bluff Drive, he believes that is inaccurate. Elena Buentello with Development Services states that is a typo. Andrew Dimas states for the benefit of the audience the request is for majority signal family homes to be built on the site with some commercial only along Warrior Road.

With there being no further discussion, a motion was made by Commissioner Mandel to approve item 6 as presented by staff and was seconded by Vice Chairman Salazar-Garza. The vote Aye: Chairman York, Vice Chairman Salazar-Garza and Commissioners Mandel, Miller and Budd. Abstain: Commissioner Hedrick. The motion passed.

A. Plats

2. [24-1451](#) PL8424
CENTRAL PARK UNIT 1 (REPLAT OF 0.607 ACRES)
Located south of Gollihar Rd & east of Kostoryz Rd.

Attachments: [PL8424 Central Park Unit 1 Txt Tab](#)
[PL8424 Closed Comb Rpt](#)
[Updated Plat 8-20](#)
[Updated Utility Plan 8-20](#)
3. [24-1457](#) PL8345
HERITAGE WEST BLOCK 2 LOT 2 (FINAL OF 30.12 ACRES)
Located south of Leopard St & east of I-69E.

Attachments: [Cover Txt Tab- PL8345](#)
[PL8345 Closed Comb Rpt](#)
[PLAT 8-12-24](#)
[1-SITE PLAN-UTILITY SKETCH](#)
[SWQMP-SWQMP \(2\)](#)
4. [24-1489](#) PL8410
WALDRON ESTATES (PRELIMINARY PLAT OF 17.28 ACRES)
Located South of Graham Rd. and west of Waldron Rd.

Attachments: [PL8401CoverPagePrelimPlat](#)
[PL8401ClosedDocReport](#)
[PRELIM PLAT-WALDRON EST REV 8-27-24B](#)
5. [24-1492](#) PL8283 - Conditional
THE DOMAIN BLOCK 1 LOT 1 (Replat of 1.43 Ac.)

Located north of Saratoga Blvd. and west of Hwy. 286

Attachments: [PL8283 TheDomainCvrTab](#)
[PL8283TheDomainClosedDocReport](#)
[240306 PLAT-2 \(1\)](#)

B. New Zoning

6. [24-1468](#) Zoning Case No. ZN8441, MPM Development, LLC. (District 1). Ordinance rezoning a property at or near 11202 Haven Drive from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District and the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8441 MPM Development LLC Staff Report](#)
[ZN8441 MPM Development LLC](#)

7. [24-1476](#) Zoning Case No. ZN8435, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the “RM-AT” Multifamily Apartment Tourist District to the “CN-1” Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8435 Mustang Island LLC Staff Report](#)
[ZN8435 Mustang Island LLC PowerPoint Presentation](#)

VI. Public Hearing: Discussion and Possible Action

8. [24-1472](#) An Urban Transportation Plan (UTP) Amendment deleting a proposed C1 Collector (Extension of Whirlaway Drive)

Attachments: [Agenda Memo - UTP Amendment the Domain - 08.26.24](#)
[Domain UTP Amendment- Presentation - 08.22.24](#)

Eric Gallt, Engineer IV with Public Works Traffic Department presented the Urban Transportation Amendment deleting a proposed C1 Collector known as the Extension of Whirlaway Drive.

Vice Chairman Salazar-Garza opened the Public Hearing.

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

A motion was made by Commissioner Hedrick to approve item 8 as presented by staff and was seconded by Commissioner Budd. The vote Aye: Vice Chairman Salazar-Garza and Commissioner's Miller, Mandel, Hedrick and Budd. Abstain : Chairman York. The motion passed.

9. [24-1474](#) An Urban Transportation Plan (UTP) Amendment deleting a segment of a proposed C1 Collector (Extension of Sand Dollar Avenue)

Attachments: [Agenda Memo - UTP Amendment Golden Pointe PUD - 08.26.24](#)
[Golden Pointe PUD UTP Amendment- Presentation - 08.22.24 Draft Comments](#)

Eric Gallt, Engineer IV with Public Works Traffic Department presented the Urban Transportation Amendment deleting a segment of a proposed C1 Collector known as the Extension of Sand Dollar Avenue.

Vice Chairman Salazar-Garza opened the Public Hearing.

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

A motion was made by Commissioner Madel to approve item 9 as presented by staff and was seconded by Commissioner Hedrick. The vote Aye: Vice Chairman Salazar-Garza and Commissioner's Miller, Mandel, Hedrick and Budd. Abstain : Chairman York. The motion passed

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 5:48 pm.