



Meeting Minutes

Planning Commission

Wednesday, August 21, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman York called the meeting to order at 5:36 pm and a quorum was established to conduct the meeting with Commissioner Mandel absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: August 7, 2024: Commissioners Mandel and Munoz

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

IV. Approval of Minutes: August 7, 2024 DRAFT Meeting Minutes

A motion was made by Commissioner Hedrick to approve the August 7, 2024, meeting minutes, seconded by Commissioner Budd. The Vote: All Aye. The motion passed.

1. [24-1384](#) Approval of DRAFT Meeting Minutes August 7, 2024

V. Consent Public Hearing: Discussion and Possible Action. (Item A and 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. Items B, Time Extensions, satisfy all requirements and staff recommends approval.

Commissioner Miller asked what the base zoning is for Item 2.

Mr. Dimas stated it started at RS-6. A determination letter will need to be obtained by the Army Corp of Engineers.

Commissioner Munoz asked about the property being in a flood zone. Is there something in the UDC about how steep the driveways can be.

Mr. Dimas stated not in the UDC; the engineering department has that in the IDM.

Chairman York opened the Public Hearing for Items 2, 3, 4, 5, and 6.

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

A motion was made by Commissioner Miller to approve Items 2,3, and 4, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

A motion was made by Vice Chairman Salazar-Garza to approve Items 5 and 6, seconded by Commissioner Miller. The Vote: Aye: Chairman York, Vice Chairman Salazar-Garza, Commissioners Miller, Munoz, and Budd. Abstain: Commissioner Hedrick. The motion passed.

A. Plats

2. [24-1357](#) PL8273
LAGUNERA EDGE (PRELIMINARY OF 68.272 ACRES)
Located south of Graham Rd & east of Waldron Rd.
3. [24-1358](#) PL8370
PADRE ISLAND-CORPUS CHRISTI MARINER'S CAY UNIT 2A BLOCK 1 LOT 15A & 15B (REPLAT OF .20 ACRES)
Located north of Commodore's Dr. and east of Cabana East St. Street.
4. [24-1372](#) PL8320
AGAPE RANCH SUBDIVISION UNIT 1 (FINAL OF 11.276 ACRES)
Located north of FM 43 & east of CR 33

B. Time Extensions

5. [24-1378](#) PL7960
KINGS LANDING UNIT 8 (FINAL OF 13.60 ACRES) 1ST Request for a 12 Month Extension
Located north of Lady Claudia Street and west of London Pirate Road.
6. [24-1379](#) PL7963
KINGS LANDING UNIT 10 (FINAL OF 24.61 ACRES) 1ST Request for a 12 Month Extension
Located north of Lady Claudia Street and west of London Pirate Road.

VI. The Planning Commission will recess to convene the Beach Dune Committee meeting. After adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.

The Planning Commission recessed at 5:54 pm to convene the Beach Dune Committee meeting.

VII. Convene Beach Dune Committee

The Beach Dune Committee convened at 5:54 pm.

VIII. Call to Order, Roll Call

Chairman York called the Beach Dune Committee to order and a quorum was established to conduct the meeting with Commissioner Mandel absent.

IX. Approval of Absences: October 18, 2023: Commissioner Lerma

The absences should read "November 15, 2023, not "October 18, 2023," as listed on the agenda. A motion was made by Commissioner Munoz to approve the absence, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed as amended.

X. Approval of Minutes: November 15, 2023 DRAFT Meeting Minutes

A motion was made by Vice Chairman Salazar-Garza to approve the November 15, 2023, minutes, seconded by Commissioner Munoz. The Vote: All Aye. The motion passed.

7. [24-1382](#) Approval of DRAFT Meeting Minutes Beach/Dune Committee November 15, 2023

XI. Consent Public Hearing Discussion and Possible Action (Item C)

Mr. Dimas, Development Services, read Consent Item C into the record. Staff recommends approval of the Beachfront Construction Certificate.

Dune walkovers are another type that requires a dune protection permit and beach construction permit.

Commissioner Miller asked about the presentation slides; they don't represent the actual design.

Vice Chairman Salazar-Garza asked about the timeline from GLO.

Mr. Dimas stated we are very close.

Chairman York opened the Public Hearing.

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

A motion was made by Commissioner Miller to approve Item No. 8, with conditions presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

C. Public Hearing – Beachfront Construction Certificate for a property located at or near 15820 Park Road 22.

8. [24-1399](#) Case No. BD8369, Nueces County Coastal Parks Department. Request for a

Beachfront Construction Certificate (Large-Scale) for proposed construction activities on a property located at or near 15820 Park Road 22 and described as Padre Island Nueces County Park #1 - Bob Hall Pier. (Staff recommends conditional approval).

XII. Adjournment of BCC Meeting

There being no further business to discuss, the meeting adjourned at 6:02 pm.

XIII. Reconvene Planning Commission Meeting.

The Planning Commission meeting was reconvened at 6:02 pm.

XIV. Public Hearing: Discussion and Possible Action

Alan Morgan presented the Capital Improvement Program (CIP) Budget for a motion to approve.

Commissioner Miller asked about the professional services for projects that don't make sense; scopes are not identified, specifically the design of kennels.

Kamil Taras stated the bids for design are \$1.8 million. The Director of Engineering, Jeff Edmunds, will reply to design bid process.

Chairman York opened the Public Hearing.

Seeing no one to speak, the Public Hearing was closed.

A motion was made by Commissioner Budd to approve Item 9, seconded by Commissioner Munoz. The Vote: Aye: Chairman York, Commissioners Munoz, Hedrick, and Budd. Nay: Vice Chairman Salazar-Garza and Commissioner Miller. The motion passed.

9. [24-1266](#) Proposed FY2024-2025 Capital Improvement Program (CIP) Budget

10. [24-1359](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved right-of-way identified as Castle Black Road

Eric Gallt presented the Urban Transportation Amendment for Castle Black.

Chairman York opened the Public Hearing.

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

A motion was made by Commissioner Miller to approve Item 10, seconded by Vice Chairman Salazar-Garza. The Vote: Aye: Chairman York, Vice Chairman Salazar-Garza, Commissioners Miller, Munoz, and Budd. Abstain: Commissioner Hedrick. The motion passed.

XV. Director's Report:

Michael Dice, Assistant Director, stated the UDC does not have the driveway slope. When the UDC is updated this will be considered. Mr. Dice discussed the upcoming budget schedule for Development Services.

XVI. Future Agenda Items: None.**XVII. Adjournment:**

There being no further business to discuss, the meeting adjourned at 6:10 pm.