



Meeting Minutes - Final

Planning Commission

Wednesday, January 8, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman York called the meeting to order at 5:30 pm. A quorum was present 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: Amrita Reitz, Karl Folse, Susan Ludka, and Kathleen Herndon spoke against Item No. 7, Zoning Case ZN8512, Green Wing Investments, LLC.

III. Approval of Absences: None.

IV. Approval of Minutes: December 11, 2024 DRAFT Planning Commission Meeting Minutes

Commissioner Mandel made a motion to approve the minutes from December 11, 2024, meeting, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

1. [25-0011](#) Planning Commission Meeting Minutes DRAFT 12-11-2024

Attachments: [12-11-24 PC Minutes DRAFT](#)

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

Andrew Dimas, Development Services, read Consent Items A and B (Items 2, 3, 4, 5, and 6) into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Item C, Zoning, also satisfies all requirements and staff recommends approval.

Commissioner Hedrick asked about Item No. 6 on the agenda, regarding the buffer zone.

Mr. Dimas stated there will be a 15 foot type C buffer yard, six to 8 feet, a 2 to 1 setback. If there are noise generators, the wall has to be a masonry wall.

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

Vice Chairman Salazar-Garza made a motion to approve Items 2, 3, 4, 5, and 6 as presented by staff, seconded by Commissioner Munoz. The Vote: All aye. The motion passed.

A. Plats

2. [24-2078](#) PL8519
DRISCOLL INDUSTRIAL TRACTS BLOCK 1 LOTS 3-5 (FINAL PLAT OF 6.70 Ac.)
Located west of Airport Rd. and south of Baldwin Blvd.

Attachments: [PL8519 Driscoll Industrial Tracts FinalPlatCovertab](#)
[PL8519 Driscoll Industrial Tracts ClosedDocReport](#)
[PL8519 Driscoll Industrial Tracts UpdatedPlat](#)
[PL8519 Driscoll Industrial Tracts Updated Utility Plan](#)
[PL8519 Driscoll Industrial Tracts UpdatedSWQMP](#)

3. [24-2086](#) PL8528
OAKHURST PLAZA TRACT 8A & 8B (REPLAT OF 2.66 ACRES)
Located south of S. Padre Island Dr & west of Oakhurst Dr.

Attachments: [PL8528 Oakhurst Plaza Cover Txt Tab](#)
[PL8528 Oakhurst Plaza Closed Comb Rpt](#)
[PL8528 OAKHURST PLAZA \(3\) Plat](#)

4. [25-0010](#) PL8302
MIRABELLA COMMUNITY CENTER (FINAL PLAT OF 17.65 AC. -CONDITIONAL APPROVAL)
Located east of Chapman Ranch Rd. and south of C.R. 22

Attachments: [PL8302MirabellaFinalCoverTabConditional](#)
[PL8302ClosedOpenDocReport](#)
[PL8302 MirabellaPlat12202024](#)

B. Time Extension

5. [24-2080](#) PL8140
AZALI ESTATES UNIT 3 (FINAL PLAT OF 13.876 AC. CREATING 60 LOT SUBDIVISION)

Attachments: [PL8140 Azali Estates Unit 3 PlatExtCoverTab1121624](#)
[PL8140 Azali Estates Unit 3 PCActionLetter- \(3\)](#)
[PL8140 Azali Estates Unit 3 PCApprovedPlat](#)

C. Zoning

6. [25-0005](#) Zoning Case No. ZN8539, 2AVH Calallen, LP. (District 1). An ordinance rezoning a property at or near 3601 Interstate Highway 69 (IH 69) and 3362 County Road 52 (CR 52) from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8539 2AVH Calallen LP Staff Report](#)
 [ZN8539 2AVH Calallen, LP Presentation](#)

D. Public Hearing: Discussion and Possible Action

Andrew Dimas, Development Services, read Item No. 7 ZN8512, Green Wing Investments, LLC, into the record. The applicant requested the item be tabled for a month, to February 5 or February 19.

Commissioner Miller asked about Green Wing being the same applicant as before. Commissioner Miller stated the Planning Commission is not proposing the zoning change, it is the applicant. Planning Commission makes a recommendation to Council.

Mr. Dimas, stated no, it is a new owner, the property changed hands in November 2021.

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

Commissioner Miller made a motion to table the item until February 5, seconded by Commissioner Budd. The Vote: All aye. The motion passed.

7. [25-0003](#) Zoning Case No. ZN8512, Green Wing Investments, LLC. (District 4). An ordinance rezoning a property at or near 1318 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8512 Green Wing Investments, LLC Staff Report](#)
 [ZN8512 Green Wing Investments, LLC Presentation](#)

VI. Director's Report: None.**VII. Future Agenda Items: None.****VIII. Adjournment: With no other business to be conducted, the meeting adjourned at 5:57 pm.**