



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Final

### Planning Commission

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Wednesday, October 2, 2024

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call:

**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: None.

#### IV. Approval of Minutes:

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

1. [24-1621](#) Planning Commission Meeting Minutes September 18, 2024 DRAFT

Attachments: [9-18-24 PC Minutes DRAFT](#)

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

Andrew Dimas, 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. Staff recommends approval. The Time Extensions meet the requirements. Staff recommends approval.

After staff's presentation, the floor was opened for Commissioner comments/discussion.

Commissioner Munoz asked about Clarkwood Estates and the entrances and exits. Mr. Dimas stated it is governed by the Fire Code and the UDC.

Vice Chairman Salazar-Garza asked about the Time Extension for Caroline Heights. The first extension was six months, this extension is for a year.

Chairman York opened the public hearing for items 2, 3, 4, 5, and 6. There being no one to speak, Chairman York closed the public hearing.

A motion was made by Commissioner Miller to approve Consent Items 2, 3, 4, 5, and 6 as presented, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

**A. Plats**

2. [24-1598](#) PL8178-CONDITIONAL  
**CLARKWOOD ESTATES (MASTER PRELIM OF 87.57 ACRES)**

Located south of State Highway 44 & west of Clarkwood Rd.

**Attachments:** [PL8178 Clarkwood Estates Cover Txt Tab](#)  
[PL8178 Clarkwood Estates CLOSED Comb Rpt](#)  
[PL8178 Clarkwood Estates 19 MASTER PRELIM PLAT - REV 9-6-24](#)  
[PL8178 Clarkwood Estates 20 PRELIM SWQMP - REV 9-6-24](#)  
[PL8178 Clarkwood Estates 21 UTILITY PLAN - REV 9-6-24](#)

3. [24-1599](#) PL8457-CONDITIONAL  
**GREENTREE SUBDIVISION Lots 5A & 5B**

(Final Plat of 6.45 Ac.)

Located west of Flour Bluff Dr. and north of Sea Oak Dr.

**Attachments:** [PL8457 Greentree Subdvsn CoverPageFinalPlatConditional](#)  
[PL8457 Greentree Subdvsn ClosedOpenConditionalReport](#)  
[PL8457 Greentree Subdvsn Plat691824](#)  
[PL8457 Greentree Subdvsn Utility Plan91824](#)

**B. Time Extensions**

4. [24-1615](#) 21PL1103  
**CAROLINE HEIGHTS UNIT 1 (FINAL OF 18.72 ACRES)**

3rd Request for a 12 Month Extension

Located south of FM 2444 and east of CR 43.

**Attachments:** [21PL1103 Caroline Heights Cover Txt Tab-Time Ext-3rd](#)  
[21PL1103 Caroline Heights Unit 1-Approved](#)  
[21PL1103 Caroline Heights ACTLTR\\_11-10-21](#)  
[21PL1103 9-11-24 Caroline Heights - Plat extension](#)

5. [24-1616](#) 23PL1016  
**GRAHAM ESTATES (FINAL OF 20.00 ACRES)**

1st Request for a 12 Month Extension

Located west of Waldron and south of Graham Rd.

**Attachments:** [23PL1016 Graham Estates Cover Txt Tab-Time Ext](#)  
[23PL1016 Graham Estates Ltrr for Plat 23PL1016 Time Extension for GE 09122024](#)  
[23PL1016 PCActionLetterGrahamEst.Final](#)  
[23PL1016 PC APPROVED 23PL1016 200030 - PLAT - GRAHAM ESTATES - PLAT9123](#)

6. [24-1617](#) 23PL1052  
**MANNING ACRES, LOTS 1R AND 2-7 (FINAL OF 9.8 ACRES)**  
1st Request for a 12 Month Extension  
Located north of Yorktown Boulevard and east of Roscher Road.

**Attachments:** [23PL1052 Manning Acres Cover Txt Tab-Time Ext](#)  
[23PL1052 PC Action Letter- Manning Acres \(2\)](#)  
[23PL1052 Manning Acres Plat extension letter](#)  
[23PL1052 Manning Acres - Approved Plat \(1\)](#)

VII. **Director's Report: None.**

VIII. **Future Agenda Items: None.**

IX. **Adjournment:**

There being no further business to discuss, the meeting adjourned at 5:34 pm.