



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Final

### Planning Commission

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Wednesday, October 16, 2024

5:30 PM

Council Chambers

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#### 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 with Commissioners Munoz and Cantu absent.

**Present** 7 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Board Member Michael Miller, Chair Michael York, Board Member Michael Budd, and Board Member Trey Teichelman

**Absent** 3 - Advisory Non voting Ben Polack, Board Member Mike Munoz, and Board Member Ed Cantu

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: None.

#### IV. Approval of Minutes: October 2, 2024, DRAFT Meeting Minutes

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

##### 1. [24-1707](#) October 2, 2024 DRAFT Meeting Minutes

**Attachments:** [10-2-24 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.

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

Commissioner Hedrick asked about detention on Item 2. Mr. Dimas stated at the plat stage they turn in the stormwater quality management plan and at the build stage they will turn in a second drainage plan.

Chairman York opened the public hearing for items 2, 3, 4, 5, 6, and 7. There being no one to speak, Chairman York closed the public hearing.

Chairman York stated on Item 4 the main condition left was drainage. He did speak with the applicant and this will be worked out at the final platting stage.

A motion was made by Commissioner Miller to approve items 2, 3, 4, 5, 6, and 7, as presented with emphasis that the drainage get resolved on Item 4 prior to the final plat coming to Planning Commission, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

*NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.*

**A. Plats**

- 2. [24-1701](#) PL8452  
**BENT TREE UNIT 2 BLOCK 7 LOTS 8-13** (Replat of 0.24 Ac.)  
 Located north of Saratoga Blvd. and west of Cimarron Blvd.  
     Attachments:     [PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 CoverTab.pdf](#)  
                               [PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 ClosedDocReport](#)  
                               [PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 Plat Pg 1 9-24 \(3\)](#)  
                               [PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 Plat Pg 2 9-24 \(2\)](#)
  
- 3. [24-1703](#) PL8471  
**ALTA VISTA BY THE BAY BLOCK 2 LOT 10A** (Replat of 0.41 Ac.)  
 Located west of Ocean Dr. and north of Rossiter St.  
     Attachments:     [PL8471 Alta Vista CoverTabFinal \(2\)](#)  
                               [PL8471 Alta Vista ClosedDocReport](#)  
                               [PL8471 Alta Vista PLat93024](#)  
                               [PL8471 Alta Vista UtilityPlan](#)
  
- 4. [24-1706](#) PL8460-CONDITIONAL  
**ROY SMITH PLAZA** (PRELIMINARY PLAT OF 62.44 ACRES)  
 Located South of S.P.I.D. and east of Rodd Field Rd.  
     Attachments:     [PL8460 Roy Smith Plaza CoverTabCondPrelim](#)  
                               [PL8460 Roy Smith Plaza OpenClosedDocReport](#)  
                               [PL8460 Roy Smith Plaza PrelimPlat](#)  
                               [PL8460 Roy Smith Plaza SWQMP](#)  
                               [PL8460 Roy Smith Plaza UtilityPlan](#)
  
- 5. [24-1719](#) PL8456

**DIAZ ADDITION BLOCK A LOT 12R** (REPLAT OF 0.147 ACRES)

Located north of I-37 & west of Josephine St.

- Attachments:**    [PL8456 Diaz Addition Cover Txt Tab- PL8456](#)  
[PL8456 Diaz Addition Closed Comb Rpt](#)  
[PL8456 Diaz Addition Plat 10-8](#)  
[PL8456 Diaz Addition Utility Plan \(2\)](#)

**B. Time Extension**

6.    [24-1704](#)    22PL1100

**RANCHO VISTA UNIT 27** (FINAL OF 11.33 ACRES)

2nd Request for a 12 Month Extension

Located east of Rodd Field Road and south of Yorktown Boulevard.

- Attachments:**    [22PL1100 Rancho Vista Unit 27 Time Extension Cover Txt Tab-Time Ext-RV 27](#)  
[22PL1100 Rancho Vista Unit 27 Time Extension ActionLtr 10.19.22PCMtg](#)  
[22PL1100 Rancho Vista Unit 27 Time Extension Request - 20241001 \(2\)](#)  
[22PL1100 Rancho Vista Unit 27 Time Extension Approved plat 10-19-22](#)

7.    [24-1710](#)    22PL1101

**RANCHO VISTA UNIT 29** (FINAL OF 8.88 ACRES)

2nd Request for a 12 Month Extension

Located east of Rodd Field Road and south of Yorktown Boulevard.

- Attachments:**    [22PL1101 Rancho Vista Unit 29 Plat Extension Cover Tab](#)  
[22PL1101 Rancho Vista Unit 29 OriginalPCLetter](#)  
[22PL1101 Rancho Vista Unit 29 ExtensionRequest](#)  
[22PL1101 Rancho Vista Unit 29 Approved plat 10-19-22](#)

**VI. Director's Report**

Mr. Dimas stated Director Al Raymond's last day with the city of Corpus Christi is October 18, 2024.

**VII. Future Agenda Items: None.**

**VIII. Adjournment:**

There being no further business to discuss, the meeting adjourned at 5:35 pm.