



Meeting Minutes - Final

Planning Commission

Wednesday, January 22, 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 with Commissioners Munoz and Teichelman 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 Ed Cantu

Absent 3 - Advisory Non voting Ben Polack, Board Member Mike Munoz, and Board Member Trey Teichelman

II. PUBLIC COMMENT: None.

III. Approval of Absences: None.

IV. Approval of Minutes: January 8, 2025

Commissioner Mandel made a motion to approve the minutes from January 8, 2025, meeting as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

1. [25-0067](#) 1-8-25 Planning Commission Meeting Minutes DRAFT

Attachments: [1-8-25 PC Meeting Minutes DRAFT \(2\)](#)

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

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

Commissioner Hedrick asked what had changed on Item 2; it was an adjustment of the lot line, one lot bigger, one lot smaller.

Commissioner Miller asked what the plan is for County Road 33 on Item 4.

Mr. Dimas stated the City has annexed a majority of the property, and as development progresses on either side, the city is going through the process of determining what has to be improved and to what level. London Pirate Road (CR 33)

is on the new roadway master plan created by Pape-Dawson. As per the Urban Transportation Plan, London Pirate Road (CR 33) is a "C3" Collector Street; however, it only needs to be designed to a "C1" Collector Street standard.

Chairman York asked if it was going to be a "C3" Collector Street.

Mr. Dimas stated on paper and dedicated as a "C3" Collector Street, will be constructed as a "C1" Collector Street.

Commissioner Hedrick asked who was responsible for improving the road.

Mr. Dimas stated there is a discussion that is occurring now as to what level, whether it be the City or the developer.

Commissioner Hedrick stated that the residents are not presented with a clear path.

Vice Chairman Salazar-Garza asked about drainage and stormwater; there are only two entrances to the property. No other entrances are currently planned; it is an ongoing discussion with the Fire Department.

Mr. Dimas stated that is how it is conveyed. Public Improvements will determine what style of stormwater will be planned.

Commissioner Hedrick asked about Hammerhead Streets; are they allowed?

Mr. Dimas stated there are three levels of planning: Master (only the road layout has to play out), Preliminary-only if approved by the TRC.

Commissioner Hedrick stated we are at Master Prelim and at Final Prelim next.

A motion was made by Commissioner Miller to approve Consent Agenda Items A and B, 2, 3, 4, and 5 as presented by staff, seconded by Vice Chairman Salazar-Garza.

The Vote: All Aye. The motion passed.

A. Plats

2. [25-0062](#) PL 8541
Pope Place Unit 1 Block 7 Lot 1R (Replat of 0.26 Ac.)
Located west of Alameda Dr. and south of Delanie Dr.

Attachments: [PL8541 Pope Place PCCoverTab](#)
 [PL8541 Pope Place ClosedDocReport](#)
 [PL8541 Pope Place UpdatedPlat121924](#)

3. [25-0063](#) PL8509
Conditional Approval-Del-Mar South Campus Block 1 Lot 3 (Police Station) (Final Plat of 5.00 Ac.)

Located north Yorktown Blvd. and east of Cimarron Blvd.

Attachments: [PL8509 Del-MarPoliceStationCoverTab](#)
[PL8509 Open ClosedReport](#)
[PL8509 Latest Plat](#)
[PL 8509 Del Mar 240012 - SS SUBSTATION SWQMP - 01072025](#)
[\(1\)](#)
[PL8509 Del Mar 240012 - SS SUBSTATION UTILITY - 01072025](#)
[\(1\)](#)

4. [25-0079](#) PL8525
 London Towne 10 (Master Preliminary 64.0497 ACRES)
 Located north of FM 43 & east of CR 33.

Attachments: [PL8525 London Towne 10 Cover Txt Tab](#)
[PL8525 London Towne 10 Closed Comb Rpt](#)
[PL8525 London Towne 10 30.101601 Preliminary Engineering Plan](#)
[-2025-01-13](#)
[PL8525 London Towne 10 30.101601 Preliminary EX](#)
[SWQMP-2025-01-13](#)
[PL8525 London Towne 10 30.101601 Preliminary Master Plat](#)
[-2025-01-13](#)
[PL8525 London Towne 10 30.101601 Preliminary PR](#)
[SWQMP-2025-01-13](#)

B. Zoning

5. [25-0081](#) Zoning Case No. ZN8534, Port of Corpus Christi Authority (District 1).
 Ordinance rezoning various properties along Lexington Avenue, located south
 of Minton Street and north of Martin Luther King Drive, from the “RS-6”
 Single-Family 6 District to the “IL” Light Industrial District; providing for a
 penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8534 POCCA Staff Report](#)
[ZN8534 POCCA PWPT](#)

VI. Director's Report: None.

VII. Future Agenda Items: None.

VIII. Adjournment

Seeing no further business to conduct, the meeting was adjourned at 5:44 pm.