



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, March 19, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:40 p.m. and a quorum was established to conduct the meeting with Commissioners Miller and Mandel absent.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: Commissioner Miller and Mandel.

Commissioner Munoz made the motion to approve the absences of Commissioners Mandel and Miller. Commissioner Teichelman seconded the motion. Vote: All Aye. Motion passes.

IV. Approval of Minutes: March 5, 2025 DRAFT Meeting Minutes

Vice Chairman Salazar-Garza made a motion to approve the March 5th, 2025, meeting minutes as presented by staff. Commissioner Munoz seconded the motion. Vote: All Aye. Motion passes.

1. [25-0370](#) Planning Commission Meeting Minutes DRAFT March 5, 2025

V. Consent Public Hearing: Discussion and Possible Action

Chairman York addressed the Commissioner's to begin with items 2,3, and 4. He then stated that he will be abstaining from item 5.

Andrew Dimas, Development Services, read Consent Items 2, 3, and 4. The Plats satisfy all requirements of the Texas Local Government Code as well as the Unified Development Code (UDC)/State Law, and staff recommend approval.

The floor was opened up for Commissioner comments/questions. There being no discussion, Chairman York opening the public hearing for items 2, 3, and 4. There being no public comment, Chairman York closed the public hearing.

Vice Chairman Salazar-Garza made a motion to pass items 2, 3 and 4 as presented by staff. Commissioner Hedrick seconded. The Vote: All Aye. Motion passes.

A. Plats

2. [25-0363](#) PL 8577
Ralph W. Leonard Subdivision Block C Lot 12-D-1 (Replat of 0.20 Ac.)
Location: West side of Leonard St. south of Leopard St.
3. [25-0364](#) PL 8597
Lake View Acres Block 1 Lots 14A & 14B (Replat of 3.19 Ac)
Location: Corner of Williams Dr. and Rodd Field Rd.
4. [25-0365](#) PL8609 - Conditional Approval
Smith Addition Block 1 Lot 1 (Final Plat of 0.90 Ac.)
Located: South of Purdue Rd. and west of Ollie Dr.

B. Time Extension

Chairman York left the chambers. Vice Chairman Salazar-Garza opened item 5.

Andrew Dimas, Development Service, read into record item number 5 and stated that it was their first time extension request. Staff recommended for their approval. Vice Chairman Salazar-Garza opened public comment. With no public comment Vice Chairman Salazar-Garza closed public comment. Vice Chairman Salazar-Garza asked if the commission had any questions or if they wanted to make a motion.

Commissioner Budd made a motion to approve 5 as presented. Commissioner Munoz seconded. The Vote: All Aye. Motion Passes.

5. [25-0366](#) PL8203 - First Request for a 12 Month Extension
Hakuna Matata Park Block1 Lot 1 Final Plat of 74.72 Ac.
Located: North of Old Brownsville Rd and east of Old Brownsville Rd./Saratoga Blvd. intersection.

VI. Public Hearing: Discussion and Possible Action

C. Construction Waiver

Chairman York returns and opens item 6. Commissioner Hedrick is abstaining and left the chambers.

Bria Whitmire, Engineer V Development Services, gave a presentation on the Mirabella Subdivision. The focus was on the southern road/boundary of the property. The contractor was asking to develop the portion of the road that was on their property. Whitmire stated that the contractor would still have to meet the minimum requirements for a C-3.

Whitmire discussed that the deviation would allow half-street construction of County Road 20A and that it will meet all the requirements described in the UDC code under "Half Street." She also stated the layout of the subdivision using this C-3 Collector street is essential to the reasonable development of the subdivision. Staff recommends approval.

Chairman York asked about drainage and who will address the drainage on the other side of the street, or if no storm drainage was under the street, who will be responsible for putting that drainage in. Whitmore stated that the developer of the other side of the street would ultimately be responsible and that they would have to tear up and redo the entire street in doing so. Chairman York was curious if the Planning Commission would have to put something in place to make sure that the storm drainage issue is covered? Whitmore stated that the storm water would be reviewed when the future developer begins construction. Clarification was made by staff to Commissioner Teichelman and Vice Chair Salazar-Garza.

Chairman York opened up public hearing. With no public comment, Chairman York closed public hearing and opened up further discussion or motion.

Vice Chair Salazar-Garza made a motion to pass item 6 as presented by staff. Commissioner Cantu seconded. The Vote: All Aye. Motion passes.

6. [25-0381](#) Mirabella Subdivision Request for a Plat Waiver for half street construction for County Road 22 on the Urban Transportation Plan

VII. Director's Report: NONE

VIII. Future Agenda Items: NONE

IX. Adjournment

There being no further business to discuss, Chairman York adjourned the meeting at 5:44 p.m.