



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, July 10, 2024

5:30 PM

Council Chambers

I. Call to Order/Roll Call:

Chairman Miller called the meeting to order at 5:31 pm and a quorum was established to conduct the meeting.

Present 9 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Chair Michael Miller, Vice Chair Michael York, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

Absent 1 - Advisory Non voting Ben Polack

II. PUBLIC COMMENT: None.

III. Approval of Absences: June 26, 2024: Chairman Miller and Vice Chairman York.

A motion was made by Commissioner Mandel to approve the absences, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: June 26, 2024 DRAFT Meeting Minutes

A motion was made by Commissioner Munoz to approve the June 26, 2024, minutes, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

1. [24-1101](#) June 26, 2024, Meeting Minutes DRAFT

Attachments: [6-26-24 PC Minutes DRAFT](#)

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

Mark Orozco, Development Services, read Consent Agenda Item A into the record. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC).

Commissioner Hedrick had a question about the alley.

Ms. Whitmire stated there was a review of the ability of fire department and solid waste vehicles making the turn.

Commissioner Salazar-Garza asked if fire and trash actually looked at the area in

person.

Ms. Whitmire stated there is nothing onsite constructed yet but the dimensions were reviewed on the plan set with an overlay of the turning radius of the largest fire engine and that signage and curb striping was added to assure no parking was allowed. The arrangement was approved in the preliminary plat from 2018 but this final plat was evaluated to meet current requirements.

Mark Orozco added there is a temporary secondary fire access as well. Ms. Whitmire stated that was a good point and explained that because of this being a phased development this unit only had one connection and so a temporary fire access was included in this phase until the next phase provides additional connectivity.

Chairman Miller opened Public Comment.

Seeing no one to speak, Chairman Miller closed Public Comment.

A motion was made by Vice Chairman York to approve Item A, 2, as presented by staff, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

A. Plat

2. [24-1097](#) PL8275
LONDON TOWNE SUBDIVISION UNIT 8A (FINAL OF 13.144 ACRES)
Located north of FM 43 & west of CR 33.

Attachments: [PL8275 Cover Txt Tab](#)
[PL8275 Closed Comb Rpt](#)
[PL8275 Revised plat - 20240522](#)
[PL8275 Revised SWQMP](#)
[PL8275 Revised Utility Plan](#)

VI. Public Hearing: Discussion and Possible Action

Item No. 3, 24-1106, Alarcon Addition, Block 1, Lots 1 & 2, was pulled from the agenda. No action taken.

B. Plat

3. [24-1106](#) PL8163
ALARCON ADDITION, BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)
Located east of Callicoate Road and north along Leopard Street.

Attachments: [PL8163 Alarcon Addition Cover Txt Tab- Final - Disapproval](#)
[PL8163 Alarcon Addition Combined Report \(2\)](#)
[PL8163 Alarcon Addition Plat](#)

VII. Director's Report:

Michael Dice, Assistant Director, stated the Impact Fee Ordinance will be presented to City Council Tuesday, July 16, with the second reading scheduled for Tuesday, July 23.

Chairman Miller asked how trust fund balancers will be reconciled.

Mr. Dice stated that will be part of the presentation on Tuesday, July 16.

Commissioner Munoz asked about the policies.

Mr. Dice stated they are working with the CIAC sub committee to cover all concerns and those policies will be presented to Council at a later date. Impact Fees are scheduled to process in October of 2025. The policies will be part of the UDC and it will go through the Planning Commission for approval before it goes to City Council.

VIII. Future Agenda Items: None.**IX. Adjournment: There being no further business to discuss, the meeting adjourned at 5:39 pm.**