



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, February 5, 2025

5:30 PM

City Hall 6th Floor Conference Room

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#### 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 Commissioner Hedrick absent.

**Present** 9 - Advisory Non voting Ben Polack, Board Member Brian Mandel, Vice Chair Cynthia Garza, 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 - Board Member Justin Hedrick

**PUBLIC COMMENT: Linda Obregon spoke regarding Low Income Boarding Houses for Singles.**

#### III. Approval of Absences: January 22, 2025: Commissioners Munoz and Teichelman.

Commissioner Mandel made a motion to approve the absences from January 22, 2025, seconded by Commissioner Munoz. The Vote: All Aye. The motion passed.

#### IV. Approval of Minutes: January 22, 2025, DRAFT Meeting Minutes

Commissioner Budd made a motion to approve the January 22, 2025, meeting minutes as presented by staff, seconded by Commissioner Teichelman. The Vote: All Aye. The motion passed.

[25-0144](#) January 22, 2025, Planning Commission Meeting Minutes DRAFT

**Attachments:** [1-22-25 PC Meeting Minutes DRAFT](#)

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

Andrew Dimas, Development Services, read Consent Item A into the record. The plat satisfies all requirements of the unified Development Code (UDC)/State Law, and the Technical Review Committee.

A motion was made by Commissioner Miller to approve Item A, PL8294, as presented by staff, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

#### A. Plats

[25-0146](#) PL8294

**CLARKWOOD ESTATES PHASE 1 (PRELIMINARY OF 51.47 ACRES)**

Located south of HWY 44 & west of S. Clarkwood Rd.

**Attachments:** [PL8294 Clarkwood Estates Prelim Cover Txt Tab- PL8294](#)  
[PL8294 Clarkwood Estates Prelim Closed Comb Rpt](#)  
[PL8294 Clarkwood Estates Prelim 13 PRELIM SWQMP - REV 9-27-24](#)  
[PL8294 Clarkwood Estates Prelim 14 UTILITY PLAN - REV 9-27-24](#)  
[PL8294 Clarkwood Estates Prelim 16 PRE PLAT REV 1-10-2025](#)

**VI. Public Hearing: Discussion and Possible Action**

Andrew Dimas, Development Services, read Item B in to the record; ZN8512. The applicant has asked for additional time. Staff has recommended denial. Mr. Dimas reiterated all options for the applicant and Planning Commissioners.

Commissioners discussed all the issues that have occurred since 2021 with this property. Citizens in the area are against the zoning request.

Mr. Dimas stated this is a different owner than the owner from 2021. The original Special Permit expired after two years.

Chairman York opened Public Comment. The following citizens spoke in opposition to the zoning request:

Karl Folsie, Susan Ludka, and Kathleen Herndon.

Mr. Ben Polak, Community Planning Liaison for the Naval Base, recommends denial for the zoning request.

Commissioner Miller made a motion to deny Item B, the zoning request from "RS-6" Single-Family 6 District to RM-3 Multifamily District, as presented by staff. Commissioner Cantu seconded. The Vote: All Aye. The motion to deny passed.

**B. Zoning**

[25-0131](#) Zoning Case No. ZN8512, Green Wing Investments, LLC. (District 4). An ordinance rezoning a property at or near 1318 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

**Attachments:** [ZN8512 Green Wing Investments, LLC Staff Report](#)  
[ZN8512 Green Wing Investments, LLC Presentation](#)

**VII. Director's Report: Michael Dice stated Agenda Coordinator Ruth Bocchino is retiring from the city.**

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

**IX. Adjournment:**

Seeing no further business to conduct, the meeting was adjourned at 6:02 pm.