



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, May 28, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30 pm and quorum was established to conduct the meeting with all members present.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Mandel and Chairman York

Commissioner Hedrick made a motion to approve of the absence of Commissioner Mandel and Chairman York. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes-May 14, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the meeting minutes from May 14, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [25-0789](#) Planning Commission Meeting Minutes DRAFT 5.14.2025

Attachments: [5.14.25 PC MEETING MINUTES-DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action

Andrew Dimas, Development Services, introduced items 2 & 3 into record. The plats will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Chairman York opened the floor for questions/comments.

Commissioner Hedrick asked a question about agenda item # 3. Asked about the odd shaped larger lots and what they planned to be used for. Andrew Dimas stated that unless they are marked non-buildable, they are eligible to be used for single family homes RS 4.5. Commissioner Hedrick asked what the property was zoned for and Andrew Dimas stated RS 4.5. Commissioner Hedrick stated if the developer was planning on building

the bridge over the ditch to connect to other Lady Claudia St. and if so, was there a timeline. Chairman York asked if the developer would have to put half of the money aside for the bridge per the UDC. Andrew Dimas stated that would be a public improvement question separate from the approval of the plat.

Since there was no more discussion, Chairman York opened up public comment. No comment. Chairman York closed public comment.

Commissioner Miller made a motion to approve the consent agenda as presented. Vice-Chairman Salazar-Garza seconded. Vote: All Aye. Motion passes.

A. Plats

2. [25-0760](#) PL8661-**Approval**
Puumala Addition Lot 1 Final Plat of 2.06 Ac.
Located: West of Flour Bluff Dr. and south of Ramfield Rd.

Attachments: [PL8661CoverTabFinalApproval](#)
[PL8661 ClosedCommentReport](#)
[PL8661UpdatedPlat](#)

3. [25-0773](#) PL8607
London Towne Unit 12 Final Plat of 5.69 Ac
West of London Pirate Rd. and north of Lady Claudia St.

Attachments: [PL8607FinalAppCoverTab](#)
[PL8607ClosedCommentReport](#)
[PL8607LatestPlatSub](#)

VI. Director's Report: None

VII. Future Agenda Items

Chairman York asked if the UDC Committee would be resurrected again.

Andrew Dimas stated there were several bills moving thru the legislator right now. Any new bills passed (square footage, setbacks, ADU regulations, and height restrictions) would then have to vetted by the DSTAG before being introduced into the UDC by September 1st.

Chairman York stated he would like to still be a member of the committed even though his term limit is ending with Planning Commission. He stated he would like to see the subject of connectivity be brought up. Since there are a lot of commercial business that do not have shared access, Chairman York stated he would like to see this brought to attention and model what bigger cities do.

VIII. Adjournment

With no other business to conduct, Chairman York adjourned the meeting at 5:38 pm.