



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, February 4, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Vice Chairman Munoz and Commissioners Miller & Budd absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Cantu (January 21, 2026 meeting)

Commissioner Hedrick made a motion to approve of the absence of Commissioner Cantu (1.7.2026 meeting). Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: January 21, 2026

Commissioner Jackson made a motion to approve the meeting minutes from January 21, 2026, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [26-0158](#) January 21, 2026 Meeting Minutes

Attachments: [1.21.26 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items #2 into record. The plat 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.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #2. Being none, public comment was closed.

Commissioner Cantu made a motion to approve consent agenda items #2 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plats

- 2. [26-0135](#) PL9035
REPLAT - Cane Harbor Bay
 Lots 30R and 32R, Block 38
 (0.60 acres)

(District 4) Generally located at 15138 Cane Harbor Boulevard, north of Whitecap Boulevard, and east of South Padre Island Drive (Park Road 22).

- Attachments:** [PL9035ReplatCoverTab1](#)
[PL9035LatestPlat](#)
[PL9035ClosedCommentReport](#)

VI. Public Hearing: Discussion and Possible Action (Item B, C, & D)

Andrew Dimas, Development Services introduced items #3 & 4 into record. Item #4 plat 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.

Item 3 is a Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2. The applicant is re-platting a 0.225 acre tract, inclusive of a 0.023 acre right-of-way dedication to the City of Corpus Christi, at the corner of Laguna Shores Road and Rex Lane. Upon plat review, this site was found to be subject to sidewalk construction. of their client Rally Credit Union, would like to request a waiver of the sidewalk construction.

FACTORS IN SUPPORT OF WAIVER APPROVAL

There are currently no adjacent sidewalks along Laguna Shores Road nor Rex Lane to connect to. The nearest sidewalk is approximately 4,000 LF away to the northwest at Yorktown Blvd and Holland Drive. There are rural drainage ditches throughout the area which would make it unsafe for pedestrians to use sidewalks. The nearest bus stations are along Yorktown Blvd, which also does not have sidewalks. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

FACTORS AGAINST WAIVER APPROVAL

Not having sidewalks along a local street typically leads to pedestrians walking in roadways, an unsafe situation. Construction of sidewalks, even unconnected sections, promotes construction of sidewalks throughout the community.

Staff recommend approval of the waiver from the sidewalk construction requirement.

Commissioner Teichelman asks regarding how people get access to the bus stop in the area if there are no sidewalks. Andrew Dimas stated more than likely they are waiting in the ditch area until the bus arrives. He stated it is not ideal, but the department makes sure to work with RTA so they create a culvert for access. Commissioner Teichelman asked if there would be need to put sidewalks in for the foreseeable future for accessibility to the bus stops. Andrew Dimas stated there are grants opportunities that corporations could go through for the possibility of connections to the bus stops.

Commissioner Cantu asked if sidewalks were required, would the city dig them up in the event of road expansion and proper sewers, gutters. Andrew Dimas stated that their plat has requested specific street dedication and has the required right of way, if city plans on future construction.

Commissioner Hedrick asked about the drainage and if they must put the sidewalk they would have to construct farther in the property to allow for the drainage. Andrew Dimas confirmed this was correct.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #3 & 4. Being none, public comment was closed.

Commissioner Teichelman made a motion to approve agenda items #3 & 4 as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passes.

B. Plat with Variance (Waiver)

- 3. [26-0148](#) Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9091 Laguna Shores SW Waiver Memo](#)
 [PL9091 Laguna Shores SW Waiver PPT](#)

C. Plat

- 4. [26-0129](#) PL9091
REPLAT - Laguna Shores Vista
 Lot 1 Block 1
 (0.22 Ac.)

(District 4) Generally located at 4049 Laguna Shores Road, on the southeast corner of Laguna Shores Road and Rex Lane.

Attachments: [PL9091ReplatCoverTab \(2\)](#)
 [PL9091ClosedCommentReport](#)
 [PL9091LatestPlat](#)

D. Public Hearing: Discussion and Possible Action Regarding the Padre/Mustang Island Mobility Plan

Keren Costanzo, Planning and Economic Development, introduced the Ordinance adopting the Padre/Mustang Island Mobility Plan as an element of the Plan CC Comprehensive Plan.

The Padre/Mustang Island Mobility Plan ("Island Mobility Plan") was initiated by the City of Corpus Christi to further previous planning efforts conducted for the area. The Island Mobility Plan evaluates the existing transportation system and recommends improvements that establish safe walking, cycling, golf cart, and watercraft connectivity.

The Island Mobility Plan establishes recommendations for a comprehensive transportation network that connects residential neighborhoods to activity centers by identifying critical routes for walking, bicycling, golf carts, and water transportation. The recommendations were developed through extensive community engagement. In addition, city staff coordinated with the Texas Department of Transportation (TxDOT) and Nueces County parks regarding recommendations that would impact those state- and county-owned facilities.

The Island Mobility Plan launched in the Spring of 2023 under the Economic Development Department and Funded by the TIRZ #2

Project Timeline

- Spring/Summer 2023 – Existing Conditions Review
- August 8, 2023 – Project intro at Island Strategic Action Committee (ISAC) and First Survey Launched
- Fall 2023 – Draft Recommendations Developed
- October 2023 – Public Open House
- Winter 2023/24 - Finalize Recommendations
- November 2023 – 2nd Online Survey
- April 15, 2024 – Public Open House

In May 2024, project management was transferred to the Planning and Community Development Department to finalize the recommendations. Upon review of the draft recommendations, and in consultation with the ISAC, more specific recommendations for Park Road 22 and State Highway 361 were developed and presented to TxDOT and Chairman Todd Hunter. Once recommendations were finalized, the Public Draft of the Padre/Mustang Island Mobility Plan was published online in late April 2025 and announced via Constant Contact email, initiating the plan adoption process.

Plan Adoption Timeline

- June 3, 2025 – ISAC recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment to emphasize greenscape and adequate drainage solutions on Park Road 22 and revise Sea Pines and Whitecap West interim and future recommendations with the ISAC.
- June 11, 2025 – Planning Commission held a Public Hearing and recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment giving preference to native plants and oak trees in the landscape areas of Park Road 22 and

adding language to consider configurations to accommodate vehicle staking during school pick up and drop off along Park Road 22.

- February 3, 2026 – ISAC discussion and recommending action.
- February 4, 2026 – Planning Commission Public Hearing and recommending action.

The Draft Island Mobility Plan is already informing the design for Sand Dollar, which is funded by the TIRZ #2 Paper Streets Project.

Commissioner Esparza asked about the Don Patricio bridge not needing any extra construction to make access for the mobility lanes added. Keren Costanzo stated that the margins will just be minimized but there be no additional construction.

Commissioner Hedrick asked about the anticipated timeline for building out of the project. Keren Costanzo stated there is an implementation plan which consists of different timelines (short, mid and long term).

Chairman Salazar-Garza asked if any more amendments were made between the first presentation and this presentation based on public feedback from the island community. Keren Costanzo stated accommodations were based on the information received previously.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #5. Being none, public comment was closed.

Commissioner Hedrick made a motion to recommend the approval agenda items #5 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

5. [26-0181](#) Public Hearing and recommending action for City Council to adopt the Padre/Mustang Island Mobility Plan as an element of Corpus Christi's Comprehensive Plan - Plan CC.

Attachments: [Agenda Memo - Island Mobility Plan](#)
[Presentation - Island Mobility Plan](#)
[2025-07-16 Island Mobility Plan](#)

VII. **Director's Report: None.**

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

IX. **Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:59 pm.