



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, June 11, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30pm. A quorum was present to conduct the meeting with Commissioners Budd and Munoz absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: None

IV. Approval of Minutes-May 28, 2025 Meeting Minutes

Commissioner Miller made a motion to approve the meeting minutes from May 28, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [25-0824](#) Planning Commission Meeting Minutes DRAFT 5.28.2025

Attachments: [5.28.25 PC MEETING MINUTES -DRAFT](#)

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

Andrew Dimas, Development Services, introduced items 2, 3, 4, & 5 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 had a question regarding agenda item #2 regarding drainage on the property. Andrew Dimas stated the drainage would be flowing to CR 47 which is along the western property line. Commissioner Hedrick asked if there were any PI plans for property. Andrew Dimas stated no PI plans are required. Commissioner Hedrick stated he thought all plats needed to have PI plans. Andrew Dimas stated this plat needed no water construction since it was operating off septic therefore no PI plans were needed.

Commissioner Hedrick asked why the note stated no sidewalks were required. Andrew Dimas said CR 43 was a highway which is maintained, and CR 47 were ditches which

have no sidewalk the entire length of road (rural street design) At this time there has been no discussion regarding the future use of FM43.

Commissioner Hedrick stated that everything that gets annexed seems to require a sidewalk in the front. He stated since this is the first new development on that side, we are setting a precedence with not requiring sidewalks to be constructed. Andrew Dimas stated the same could be said about the plats approved by the PC along Yorktown in which the city had to come in with a bond election. Commissioner Hedrick stated that it is a problem in which the city becomes responsible, and the taxpayers have to front the bill. Commissioner Hedrick stated he was surprised that no sidewalks were required to set the stage on this section.

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

Commissioner Miller made a motion to approve the consent agenda items 2 & 3 as presented by staff. Commissioner Mandel seconded. Vote: All Aye. Motion passes.

Due to abstaining from agenda items 4 & 5, Chairman York excused himself from council chambers.

Vice Chairman Salazar-Garza opened for discussion. Being none, public comment was opened. No comment. Vice Chairman Salazar-Garza closed public comment.

Commissioner Hedrick made a motion to approve the consent agenda items #4 & #5 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plats

2. [25-0819](#) PL8620
 London Village Section 1 Block 1 Lot 1
 Located: SE corner of Weber Rd. and County Rd. 47

 Attachments: [PL8620CoverTabFinalApp](#)
 [PL8620ClosedCommentReport](#)
 [PL8620LatestPlat](#)

3. [25-0820](#) PL8611
 Sikora Addition Lot 1B-A and 1B-B
 Location: East of Port Avenue and south of Buford St

 Attachments: [PL8611CoverTabReplatApp](#)
 [PL8611ClosedCommentReport](#)
 [PL8611LatestPlat](#)

4. [25-0823](#) PL8659
 Leinneweber Tracts Block1 Lots 1 and 2 Final Plat of 6.71 Ac.

Located: Northwest corner of Hwy. 44 and Buckholt Rd.

Attachments: [PL8659CoverTabfinalApp](#)
[PL8659 ClosedCommentReport](#)
[PL8659LatestPlat](#)

5. [25-0879](#) PL8703 - Conditional Approval
 C.G. Glasscock Bay Front Addition Lot 1A and 1B
 Located: east of Shoreline Blvd. and Craig St. on the bay front.

Attachments: [PL8703Conditional FinalTab](#)
[PL8703 ConditionalApprovalComment](#)
[PL8703LatestPlat \(2\)](#)

VI. Public Hearing: Discussion and Possible Action (Item B)

Keren Costanzo, Planning and Community Development, introduced item 6 into record (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.

BACKGROUND AND FINDINGS:

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 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.

ALTERNATIVES:

The plan development process involved the analysis of alternatives that were reviewed with the community and partner agencies. The plan being presented represents the selection of the best alternatives for improving connectivity across North Padre Island.

FISCAL IMPACT:

Adoption of the plan itself does not have a financial impact. While the plan includes an implementation schedule for recommend improvements, City staff, the TIRZ #2 Board, and Council would review and approve future actions with financial obligations needed to implement this plan.

RECOMMENDATION:

Staff and the Island Strategic Action Committee recommend adoption of the Padre/Mustang Island Mobility Plan with the proposed ISAC amendments.

Keren Costanzo concluded the presentation and awaited questions if any. Dan McGinn-Interim City Manager and Vice Chair of the ISCA Craig Thompson are available for questions as well.

Chairman York stated he appreciated seeing golf cart paths on Park Road 22 and 361 since golf carts aren't normally allowed there but still end up there. He states it is a good thing.

Chairman York stated his opinion that golf carts are not an issue on minor roads such as Leeward and feels there is not need for a dedicated path on such.
Chairman York also stated if the plan can include native foliage such as oak trees instead of palm trees that would be great.

Keren Costanzo stated she forgot to mention the attached amendments from the ISAC at the end of the presentation which emphasize greenscape and adequate drainage solutions.

Vice Chairman Salazar-Garza asked how the new greenscape would be maintained give the current water restrictions. Keren Costanzo stated there are resources such as bags for recycled water and other technology to make this a feasible process. Keren Costanzo said if we stick to native plants there will not be added issues since they are naturally acclimated to the temp, climate and ecosystem.

Commissioner Hedrick asked if the City already owns the right of way and if there would be any more acquisitions. Keren Costanzo stated that is correct.

Commissioner Hedrick stated if there would be striping or signage to state what lanes can be used for what mode of transportation (golf carts and bike lanes) so there would not be any confusion. Keren Costanzo stated this would be worked out in the engineering phase.

Commissioner Hedrick stated what order the projects get completed and at what point would be up to the tourist board. Keren Costanzo stated it could depend on possible funding and items would be amended as need based on importance.

Commissioner Cantu stated if 14 feet would be wide enough for bikes, carts and pedestrians. Keren Costanzo stated the shared paths would be bikes and carts and pedestrians would be different. Alternate plans could show bikes and pedestrians together and carts separated. Those paths would have different measurements based on usage.

Commissioner Cantu stated it was good that speed limit on PR 22 was being reduced as well from 55mph to 45 but asked if 45mph was slow enough. Keren Costanzo stated since the design for PR22 is not being changed for vehicles, the speed change could be incremental but can be revisited later if needed.

Commissioner Cantu stated the issue is just injury since the speed limit is not being followed.

Chairman York stated TXDOT has configurations regarding speed and given the number of driveways and everything on PR 22 the calculation would probably stay at 45mph.

Chairman York stated the two schools out there use the shoulder to as a pickup line for children. Reducing the shoulders to make room for the lane changes would make it unsafe when the school pick up lanes begin to back up into traffic lanes.

Keren Costanzo said its is possible to place that amendment in a motion so this would be a revised recommendation when presenting to council.

Commissioner Miller states the biggest challenge will be dealing with the bridges. States the Don Patricio does not have the lanes on it today and will need to be added to. Keren

Costanzo stated that there is enough pavement on the Don Patricio bridge that the lanes will fit but Gypsy bridge will have more limitations though.

Commissioner Miller agrees with Chairman York regarding native flora to the area. Saying it would be easy to maintain.

With no more discussion, Chairman York opened for public comment. Vice Chair of ISAC Craig Thompson stated he appreciated all the work that has been completed alongside the Planning Department.

Being no more public comment, Chairman York closed.

Chairman York assisted with the motion process to be as follows: Recommend approval of padre island/mustang island mobility plan with ISAC recommended changes along with the planning commission additions 1) to consider PK 22 road configurations to accommodate the existing schools that have stacking on road during pick up and drop off and 2) give preference to native plant and oak trees in the landscape areas.

Commissioner Hedrick made the above motion. Commissioner Miller seconded. Vote: All Aye. Motion passes.

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

6. [25-0871](#) 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](#)
[Island Mobility Plan Ordinance](#)
[Exhibit A - Island Mobility Plan Public Draft](#)
[ISAC Recommended Amendments](#)
[Presentation-Island Mobility Plan](#)

VII. Director's Report: None

VIII. Future Agenda Items:

Commissioner Hedrick stated next time can the commissioners receive packets early. Andrew Dimas stated that CIP will be given two weeks in advance.

IX. Adjournment

With no other business to conduct, Chairman York adjourned the meeting at 6.10 pm.