



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Senior Corps Advisory Committee

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Thursday, May 14, 2026

3:00 PM

Greenwood Senior Center, 4040 Greenwood Dr.

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The City of Corpus Christi promotes participation regardless of race, color, national origin, sex, age, religion, disability or political belief. Reasonable accommodation is provided upon request and in accordance with the Americans with Disabilities Act. For assistance or to request a reasonable accommodation, contact (361) 826-3300 at least 48 hours in advance. Upon request, this information can be available in larger print and/or in electronic format.

**A. Call To Order**

**B. Roll Call**

**C. Public Comment**

*Members of the audience will be provided an opportunity to speak at the Committee meeting. A recording is made at these meetings. Hence, when addressing the committee, please give your name and address, and state your point as briefly as possible.*

*Please be advised that the Open Meetings Act prohibits the board members from responding to or discussing your comments at length. The law only authorizes them to do the following:*

- 1) Make a statement of factual information;*
- 2) Recite an existing policy in response to the inquiry; or*
- 3) Advise the citizen that this subject will be placed on an agenda at a later date.*

**D. Approval of Minutes**

1. [26-0742](#) April 29, 2026 Meeting Minutes

**Attachments:** [4.29.26 PC Meeting Minutes- DRAFT](#)

2. [25-1455](#) August Minutes

**Attachments:** [SeniorCorps Advisory Aug Minutes](#)

**E. Staff Reports**

3. [26-0754](#) SCP Staff Report

4. [26-0755](#) RSVP Staff Report

**F. Adjournment**





# City of Corpus Christi

1201 Leopard Street  
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## Meeting Minutes - Draft

### Planning Commission

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Wednesday, April 29, 2026

5:30 PM

Council Chambers

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#### 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 absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Chairman Salazar-Garza (4.15.2026 meeting)

Commissioner Cantu made a motion to approve the absence of Chairman Salazar-Garza from the April 15, 2026, meeting. Commissioner Budd seconded. Vote: All Aye. Motion passed.

#### IV. Approval of Minutes: April 15, 2026

Commissioner Budd made a motion to approve the meeting minutes from April 15, 2026, as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

#### 1. [26-0612](#) April 15, 2026 Meeting Minutes DRAFT

**Attachments:** [4.15.26 PC Meeting Minutes- DRAFT](#)

#### V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, & 7 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.

Andrew Dimas, Development Services introduced the following into record:

#7-Ordinance rezoning a property at or near 526 Caribbean Drive from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#8-Ordinance rezoning a property at or near 2601 David Street from the "RS-6" Single

Family 6 District to the “RS-TF” Two Family District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#9-Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM 2444) and Highway 286 (HWY 286) from the “FR” Farm Rural District (Upon Annexation) to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval). For the record, Andrew Dimas stated this is an OCL and the annexation and zoning will be presented to council at the same time if approved at tonight’s meeting.

#10-Ordinance rezoning a property at or near 321 Waco St. from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial Intensive District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Commissioner Miller asked if agenda item #7 had been reviewed with anyone on the base. Andrew Dimas stated there was discussion with Ben Pollack and they will be consulted again at the time of the building permit is being reviewed for issuance.

On item #9 Commissioner Miller asked about the water and sewer at the location. Andrew Dimas stated they would be on septic, and the water lines would need to be extended. Commissioner Miller stated he was worried about the ongoing septic system being installed while development is waiting for the city to catch up with infrastructure. The concern is also the issue with the expanding construction of SH286. If TxDot does not dedicate easement, there will be issues when trying to install wastewater lines. Andrew Dimas stated there are conversations ongoing regarding Miller’s concerns.

With no questions from staff, Chairman Salazar-Garza opened for public comment.

Austin Navarrette with Vaquero Ventures appeared on behalf of agenda item #9. Regarding the commission’s concerns he stated the closest sewer line is roughly about 5,000 ft away so this is the reason the store will be on septic. He also stated he is available for other questions if needed.

With no other public comment, Chairman Salazar-Garza closed public comment.

Commissioner Miller made a motion to approve agenda items #2, 3, 4, 5, 6, 7, 8, 9, & 10 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

**A. Plats**

- 2. [26-0560](#) PL9214  
**PRELIMINARY PLAT- 100 SOUTH PADRE**  
 Lot 3, Block 1  
 (5.01 Acres)

(District 3) (Prelim) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

- Attachments:** [PL9214PrelimCoverTab](#)  
[PL9214ClosedCommentReport](#)  
[PL9214LatestPrelimPlat](#)

3. [26-0570](#) PL9215  
**PRELIMINARY PLAT - WALDRON ROAD SUBDIVISION**  
 Lots 4, Block 1  
 (1.28 Acres)

(District 4) (Prelim) Generally located at 1521 Waldron Road, south of Graham Road and east of Waldron Road

- Attachments:** [PL9215PrelimCoverTab](#)  
[PL9215ClosedCommentReport](#)  
[PL9215PreliminaryPlat](#)

4. [26-0555](#) PL9193  
**REPLAT - CABANISS ACRES**  
 Lots 7AB & 7 AC, Block 8  
 (1.28 acres)

(District 3) Generally located at 2210 Joyce Drive, on the southwest corner of Holly Road and Highway 286 Access Road.

- Attachments:** [PL9193ReplatCoverTab](#)  
[PL9193 Closed Comment Report](#)  
[PL9193LatestPlat](#)

5. [26-0561](#) PL9204  
**REPLAT - FLOUR BLUFF ESTATES**  
 Lot 13R & 14R, Block D  
 (2.44 Acres)

(District 4) Generally located at 10210 South Padre Island Drive (SPID), on the southeast corner of SPID and Naval Air Station Drive.

- Attachments:** [PL9204ReplatCoverTab](#)  
[PL9204ClosedCommentReport](#)  
[PL9204LatestPlat](#)

6. [26-0618](#) PL9237  
**FINAL- BERLET ADDITION ANNEX**  
 Lots 4-12



**Attachments:**     [ZN9183 Diego Vasquez Staff Report](#)  
                                  [ZN9183 Diego Vasquez Pwpt](#)

## **VI. Public Hearing: Discussion and Possible Action (Item C)**

Jorge Chavez, Engineer-Public Works introduced item #11 into record by amending the Corpus Christi Transportation Master Plan “Mobility CC” and request removal of a proposed C1 collector (Project 17-T) located between Caribbean Drive and Ramfield Road. The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action. Layton Manor Block 1, Lots 3R & 4R is an existing developed tract (9.788 -acres) located between Caribbean Drive and Ramfield Road. The tract is currently zoned residential, and the property owners are proposing to split the tract into two lots. The development is located within City limits. Brister Surveying, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 17-T on the Roadway Master Plan. If Project 17-T is maintained, the developer would be required to dedicate a 60-ft right-of-way and construct public improvements. City staff is recommending removal of the C1 collector.

Commissioner Hedrick stated there is already an existing C1 collector south of Ramfield Rd. He is concerned the if this discussed collector road is deleted then the proposed one north of Caribbean would have a good argument to not construct in the future. Andrew Dimas stated the concern is a case by case when plat is presented and that will come about if and when the property gets platted.

Commissioner Miller asked moving forward that when we use the aicuz word staff add an overlay map to the presentation. He also stated he understood has to why the collector road will not be an issue if removed since the area is sparsely populated because of the aicuz area.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Miller made a motion to approve agenda item # 11 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

Andrew Dimas, Development Services introduced item #12 into record. The plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends conditional approval since the RMP amendment has to be approved by council first. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Commissioner Hedrick asked if the property extended all the way up to Caribbean. Andrew Dimas stated no. The property on the north side is separately owned.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Budd made a motion to approve agenda item # 11 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

**C. Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments**

- 11. [26-0602](#) Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request- Removal of a Proposed C1 Collector (Project 17-T)

**Attachments:**     [Project 17-T](#)  
[Project 17-T Presentation](#)

- 12. [26-0393](#) PL8881  
**REPLAT- LAYTON MANOR**  
 Block 1, Lot 3R & 4R  
 (9.78 Acres)

(District 4) Generally located at 1730 & 1738 Ramfield Road, north of Ramfield Road, south of Caribbean Drive, east of Flour Bluff Drive, and west of Roscher Road.

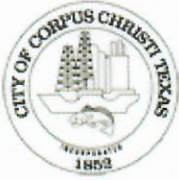
**Attachments:**     [PL8881ReplatCoverTab \(1\)](#)  
[PL8881ClosedCommentReport](#)  
[PL8881LatestPlat](#)

**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 6:02 pm.



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cctexas.com

## Meeting Minutes - Draft

### Senior Corps Advisory Committee

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Thursday, August 14, 2025

3:00 PM

Greenwood Senior Center, 4040 Greenwood Dr.

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[25-1318](#) July Minutes

**Attachments:** [July Minutes 2025](#)

#### A. Call To Order

The meeting was called to order at 3:05pm by Ericka Maldonado. Chairperson Joann Cantu was not present, Katherine Joslin nominated Stephanie Brown to head meeting and Santos Huerta Seconded the motion. Pass Unanimously.

#### B. Roll Call

Stephanie Brown called roll and confirmed a quorum was present to conduct the meeting.

#### C. Public Comment

Elva Reyes from SCP made a public comment about SCP program.

#### 1. [25-1318](#) July Minutes

**Attachments:** [July Minutes 2025](#)

Katherine Joslin motion to approve minutes and Santos Huerta second the motion, motion approved by Stephanie Brown appointed chair.

#### E. Committee Reports

#### 2. [25-1320](#) SCP Program Report

Jeannine Leal SCP Director presented SCP update

#### 3. [25-1321](#) RSVP Report

Ericka Maldonado RSVP Director presented RSVP updates

#### G. Unfinished Business

N/A

#### 4. [25-1322](#) New Ideas for Advisory Board

Advisory Committee members will participate in recruitment days, community events, and arts and crafts classes conducted locally to support senior activities within the community.

**I. Future Agenda Items**

N/A

**J. Adjournment**

Appointed Chair Stephanie Brown adjourn meeting at 3:23pm