



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

---

Wednesday, August 6, 2025

5:30 PM

Council Chambers

---

#### I. Call to Order, Roll Call

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

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Chairman York (7.23.2025 meeting)

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

#### IV. Approval of Minutes: July 23, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from July 23, 2025, as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passed.

1. [25-1228](#) Planning Commission Meeting Minutes DRAFT 7.23.2025

Attachments: [7.23.25 PC Meeting Minutes- DRAFT](#)

#### V. Discussion and Possible Action: Election of Chairman and Vice Chairman

Vice Chairman Salazar-Garza opened nominations for Chair and Vice Chairman.

A motion was made by Commissioner Munoz to nominate Commissioner Mandel for Vice Chairman, seconded by Commissioner Budd. The Vote: All Aye. The motion passed.

A motion was made by Commissioner Hedrick to nominate Vice Chairman Salazar-Garza for Chairman, seconded by Commissioner Cantu. The Vote: All Aye. The motion passed.

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

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.

Andrew Dimas, Development Services introduced items 4, 5, 6, 7, 8, & 9 into record and staff recommend approval for the appeal and time extensions.

Andrew Dimas, Development Services introduced items 10 & 11 into record and staff recommend approval for the rezoning request.

Commissioner Munoz asked to pull item 10 from the consent agenda.

Chairman Salazar-Garza opened the floor for questions/comments on items 4, 5, 6, 7, 8, & 9 due to Commissioner Hedrick abstaining.

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

Vice Chairman Mandel made a motion to approve consent agenda items 4, 5, 6, 7, 8, & 9 as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passes.

Chairman Salazar-Garza opened the floor for questions/comments on items 2, 3 and 11.

Commissioner Hedrick asked what the width of the street needs to be for the PUD.

Andrew Dimas stated it would be in the 22 ft range. Commissioner Hedrick asked if the setbacks would be 5 ft for the rear yard and Andrew Dimas stated that was correct.

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

Commissioner Munoz made a motion to approve consent agenda items 2, 3 and 11. as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

Andrew Dimas presented item 10 due to being pulled from consent agenda. The Zoning Map amendment request is generally consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential. The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The current zoning district allows the uses proposed by the applicant, as does the "CG-2" General Commercial District, however, it would permit more intense commercial development, including bars/nightclubs, mini storage, and car dealerships, to take place. The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment. Where located, the site would allow a "CG-2" District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road. Staff recommends denial.

Chairman Salazar-Garza opened the floor for questions/comments on item 10.

Commissioner Cantu asked if the owner gave indication of why they were placing this zoning request. Andrew Dimas stated they are trying to get the "CG-2" District so they can have widest marketable types of uses. Commissioner Hedrick asked how large the tract is. Andrew Dimas stated 3.3 acres with the depth being 280 ft to 300 ft.

Commissioner Hedrick stated based on the "CG-2" District zoning if a bar was allowed, would there have to be a fencing or sound barrier installed. Andrew Dimas stated the barrier would need to be installed if the property meets certain criteria: drive thru lane, delivery lane, and or service loading or unloading area.

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

Commissioner Munoz made a motion to approve staff's denial for item 10 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

**A. Plats**

2. [25-1230](#) PL8810  
**REPLAT - Padre Island No. 2**  
Lots 14A, 15A & 15B Block 43  
(1.55 Acres)

(District 4). Generally located at 14206 Playa Del Rey, north of Verdemar Drive, and east of Playa Del Rey.

**Attachments:**     [PL8810CoverTabReplat](#)  
                              [PL8810ClosedCommentReport](#)  
                              [PL8810LatestPlat](#)

3. [25-1231](#) PL8772  
**FINAL PLAT-King's Point Unit 2**  
Lot 3, Block 2  
(1.79 Acres)

(District 3). Generally located at 3146 6004 Yorktown Boulevard, north of Yorktown Boulevard. and east of Loire Boulevard.

**Attachments:**     [PL8772CoverTabFinal](#)  
                              [PL8772ClosedCommentReport](#)  
                              [PL8772LatestPlat](#)

**B. Plats- Appeals and Time Extensions**

4. [25-1240](#) PL8226  
**FINAL - Viridian Phase I**  
Lots 1-31, 55-67, and 198-227

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8226 Appeal and Time Extension](#)  
[PL8226 Expiration Determination](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8226 Plat.crdownload](#)

5. [25-1239](#) PL8227  
**FINAL - Viridian Phase II**  
Lots 32-48, 186-197, and 228-258 (15.60 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8227 Appeal and Time Extension](#)  
[PL8226 Expiration Determination \(003\)](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8227 Final Plat.crdownload](#)

6. [25-1241](#) PL8229  
**FINAL - Valencia Phase I**  
Lots 1-24, 104-110, Common Areas (10.59 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8229 Appeal and Time Extension](#)  
[PL8226 Expiration Determination \(004\)](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8229 Final Plat.crdownload](#)

7. [25-1242](#)

PL8231

**FINAL - Valencia Phase II**

Lots 25-26, 95-103, 95-103, 111-129, and 154-168 (15.06 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:**    [PL8231 Appeal and Time Extension](#)  
[PL8226 Expiration Determination \(004\)](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8231 Final Plat.crdownload](#)

8. [25-1244](#)

PL8230

**FINAL - Ventanas Phase I**

Lots 1-85, 141-174 (22.43 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:**    [PL8230 Appeal and Time Extension](#)  
[PL8226 Expiration Determination \(004\)](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8230 Final Plat.crdownload](#)

9. [25-1245](#)

PL8228

**FINAL - Ventanas Phase II**

Lots 1-16, 86-140, 341-342 (14.47 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:**    [PL8228 Appeal and Time Extension \(002\)](#)  
[PL8226 Expiration Determination \(004\)](#)  
[PL8228 Final Plat.crdownload](#)

**C. Zoning****10. [25-1232](#)**

Zoning Case No. ZN8548, AI Development, Inc. (District 4). Ordinance rezoning a property at or near 6502 Holly Road from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

**Attachments:**     [ZN8548 AI Development Inc Staff Report](#)  
[ZN8548 AI Development Inc PowerPoint Presentation](#)

**11. [25-1233](#)**

Zoning Case No. ZN8622, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the "RM-AT/IO" Multifamily District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:**     [ZN8622 John Tompkins Staff Report](#)  
[ZN8622 John Tompkins PowerPoint Presentation](#)

**VII. Presentation: Finance Department****12. [25-1262](#)**

Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

**Attachments:**     [Agenda Memo Aug 6 FY2026 Proposed Capital Budget](#)  
[FY2026 Proposed Capital Budget Presentation Final](#)

Rudy Pena, Capital Budget Manager, presented the Proposed Fiscal Year 2025-2026 Capital Improvement Program (CIP) Budget. The Proposed Fiscal Year 2025-2026 Capital Improvement Program Budget contains the current project expenditures and proposed programmed capital expenses for all planned capital projects over the next ten years. As part of City Municipal Code Article V. Planning, Section 3. Power and Duties of Planning Commission, Paragraph A, Number 6: The Planning Commission shall review and make recommendations to the City Council on the City's annual Capital Budget.

Chairman Salazar-Garza opened for questions. Commissioner Hedrick asked about improving sidewalks or adding sidewalks to the areas that did not have them previously. Pena stated in the budget allows for ADA improvements and upgrades based on previous damage.

Commissioner Mandel asked regarding the voting on the proposed budget in two week is affected by the 30 day hold on the inner harbor desal project. Kamil Taras, Assistant

Director of CCW Finance & Administration, stated the PC recommendations would be based on what has been presented at this time.

Chairman Salazar-Garza stated there would be more questions at the next meeting. She stated there was a lot to overview to make recommendations to the City Council.

Amy Cowley stated any questions can be emailed to any of the Finance staff prior to next meeting if needed.

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

**IX. Future Agenda Items: None**

**X. Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:06 pm.