



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, July 22, 2026

5:30 PM

City Hall, 6th Floor Conference Room

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 Commissioner Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Munoz (7.8.2026 meeting)

Commissioner Hedrick made a motion to approve the absence Vice Chairman Munoz from the July 8, 2026, meeting. Commissioner Espara seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: July 8, 2026

Commissioner Esparza made a motion to approve the meeting minutes from July 8, 2026, as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

[26-1135](#) July 8, 2026 Meeting Minutes DRAFT

Attachments: [7.8.26 PC Meeting Minutes- DRAFT](#)

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

Andrew, Development Services introduced section A 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 section B into record:

Zoning Case No. ZN9318, K & CB Investments, LLC (District 2). Ordinance rezoning a property at or near 1720 2nd Street from the "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Zoning Case No. ZN9319, CC Leopard, LLC (District 1). Ordinance rezoning a property

at or near 8225 Stillwell Lane from the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3). Ordinance rezoning a property at or near 6316 Old Brownsville Road from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Zoning Case No. ZN9334, Plaza Michoacana Inc. (District 3, Upon Annexation). Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Vice Chairman Munoz had a question on zoning case ZN9319 about the reducing of street size and if fire was good with the recommendation. Andrew Dimas stated TRC had fully reviewed and fire was approved of the changes to the street size.

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

Michelle Hollingsworth spoke on zoning case ZN9318 regarding the parking issue.

Commissioner Hedrick asked about the parking issue on zoning case ZN9318. Andrew Dimas stated that as part of the special permit, all parking would be onsite. With the type of business proposed for the site, there would not likely be a traffic issue.

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

Vice Chairman Munoz made a motion to approve items listed under A & B as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

A. Plats

[26-1089](#) PL9335
REPLAT - NAVAL CENTER
Lot 15R Block 1
(0.74 Acres)

(District 4) Generally located at 337 Anchor Street, east of Anchor Street, west of Naval Air Station Drive, and north of South Padre Island Drive.

Attachments: [PL9335ReplatCoverTab](#)
[PL9335ClosedCommentReport](#)
[PL9335LatestPlat](#)

[26-1127](#) PL9325
REPLAT - MONTROSE PARK
Lot 39A, Block 6
(0.55 acres)

(District 1) Generally located at 2815 Ruth Street, north of Highland Avenue, east of Duncan Street, south of Ruth Street, and west of S Port Avenue.

Attachments: [PL9325ReplatCoverTab](#)
 [PL9325LatestPlat](#)
 [PL9325ClosedCommentReport](#)

[26-1088](#) PL9282
FINAL - 7BREW CORPUS CHRISTI
Lot 14R
(0.49 acres)

(District 4) Generally located at or near 1129 Waldron Road, north of Knickerbocker Street, east of Waldron Road, and south of South Padre Island Drive.

Attachments: [PL9282CoverTabFinal](#)
 [PL9282ClosedCommentReport](#)
 [PL9282LatestPlat](#)

[26-1140](#) PL8721
FINAL PLAT - SARATOGA RIDGE UNIT 2
(11.99 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8721FinalPlatCoverTab](#)
 [PL8721ClosedCommentReport](#)
 [PL8721LatestPlat](#)

[26-1141](#) PL8808
FINAL PLAT - SARATOGA RIDGE WEST UNIT 1 PUD
(12.21 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8808FinalPlatCoverTab](#)
 [PL8808ClosedCommentReport](#)
 [PL8808LatestPlat](#)

B. **Zoning**

[26-1100](#) Zoning Case No. ZN9318, K & CB Investments, LLC (District 2). Ordinance rezoning a property at or near 1720 2nd Street from the “RM-1” Multifamily District to the “RM-1/SP” Multifamily District with a Special Permit providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9318 K&CB Investments, LLC Staff Report](#)
 [ZN9318 K & CB Investments Ordinance](#)
 [ZN9318 K&CB Investments, LLC PC Pwpt](#)

[26-1098](#) Zoning Case No. ZN9319, CC Leopard, LLC (District 1). Ordinance rezoning a property at or near 8225 Stillwell Lane from the “IL” Light Industrial District to the “R-MH/PUD” Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9319 CC Leopard, LLC Staff Report](#)
 [ZN9319 CC Leopard, LLC Ordinance](#)
 [ZN9319 CC Leopard, LLC PC Pwp](#)

[26-0956](#) Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3). Ordinance rezoning a property at or near 6316 Old Brownsville Road from the “FR” Farm Rural District to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9336 Texas Tyler 31, LLC Staff Report](#)
 [ZN9336 Texas Tyler 31, LLC Ordinance](#)
 [ZN9336 Texas Tyler 31, LLC Pwpt](#)

[26-1133](#) Zoning Case No. ZN9334, Plaza Michoacana Inc. (District 3, Upon Annexation). Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the “FR” Farm Rural District (Upon Annexation) to the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9334 Plaza Michoacana Inc. Staff Report](#)
 [ZN9334 Plaza Michoacana Inc Ordinance](#)
 [ZN9334 Michoacana Inc. Pwpt](#)

VI. Director's Report: Madam Chair Salazar-Garza and Former Commissioner Miller-Award & Recognition Presentation

VII. Future Agenda Items: None

VIII. Adjournment

With no other business being discussed, the meeting was adjourned at 5:45 pm.