



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, December 10, 2025

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 Commissioner Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Munoz (November 12, 2025 meeting)

Commissioner Miller made a motion to approve the absence of Commissioner Munoz. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: November 12, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from November 12, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [25-1845](#) November 12, 2025 Meeting Minutes

Attachments: [11.12.25 PC Meeting Minutes- DRAFT](#)

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

Chairman Salazar-Garza stated agenda item #7 would be pulled from the consent agenda and heard separately.

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, & 6 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 #8 & 9 into record and staff recommend approval for the rezoning request.

Commissioner Miller wanted to make sure item #8 had been discussed with Ben Pollack. Andrew Dimas stated this had been cleared with Ben Pollack and that the rules regarding the military overlay will prevent further subdivision of nothing greater than one

unit per acre.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #2, 3, 4, 5, 6, 8, & 9.

Nicole Russell spoke in opposition for item #8.

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

Commissioner Hedrick asked how large the tract is for the owner. Andrew Dimas stated the land is non-conforming since it is only 4.98 acres. He also stated no additional homes can be built, this zoning is only to give the owner ability to add onto their property and make improvements. Currently there are two homes on the property.

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

A. Plats

2. [25-1923](#) PL8820

PRELIMINARY - THE LAKES AT NORTHWEST UNIT 3

(10.586 acres)

(District 1) Generally located at 15205 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL8820CoverTab](#)

[PL8820 Closed Comment Report](#)

[PL8820LatestPreliminaryPlat](#)

3. [25-1802](#) PL9037

REPLAT - Brooklyn Addition

Lot 6R Block 86

(0.20 Acres)

(District 1) Generally located at 3202 Plum Street, north of Elm Street, and west of Seagull Boulevard.

Attachments: [PL9037ReplatCoverTab](#)

[PL9037ClosedCommentReport](#)

[PL9037LatestPlat](#)

4. [25-1843](#) PL9041

REPLAT - La Palmera Mall

Lots 1A, 1B and 1C Block 1

(46.11 Acres)

(District 2) Generally located at 5488 South Padre Island Drive, south of McArdle Road and west of South Staples Street.

Attachments: [PL9041ReplatCoverTab](#)
[PL9041ClosedCommentReport](#)
[PL9041LatestPlat](#)

5. [25-1847](#) PL9064

REPLAT - H.F. Nolte Subdivision

Lot 5R Block 2
(0.54 Acres)

(District 2) Generally located at 3314 Manitou, north of Sante Fe Street, south of San Antonio Street, east of Hewit Drive, and west of Alta Plaza Street.

Attachments: [PL9064ReplatCoverTab](#)
[PL9064ClosedCommentReport](#)
[PL9064UpdatedPlat](#)

6. [25-1855](#) PL9060

REPLAT - Don Patrico

Lot 46R Block L
(0.28 Acres)

(District 4) Generally located at 1925 Orange Street, north of Division Road, south of Don Patricio Road, east of Sunglo Drive, and west of Crestmont Street.

Attachments: [PL9060ReplatCoverTab](#)
[PL9060ClosedCommentReport](#)
[PL9060UpdatedPlat](#)

B. Zoning

7. [25-1860](#) Zoning Case No. ZN8725, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the “RM-AT” Multifamily Apartment Tourist District to the “RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval)

Attachments:[ZN8725 Coastal Dunes LLC Text File Tab](#)[ZN8725 Coastal Dunes LLC Staff Report](#)[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)[ZN8725 Coastal Dunes LLC Opposition Notices](#)

Andrew Dimas, Development Services introduced item #7 into record regarding the Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay.

Commissioner Miller asked if the 22 ft lot width is only for townhomes. Andrew Dimas stated that it is correct. Commissioner Miller stated he does not know how the developer can squeeze the parking spaces and the remaining landscape requirements. He asked if there were a previous development that has been able to conform to those standards. Andrew Dimas stated yes there are townhomes on Whitecap, Granada, and Running Light.

Commissioner Hedrick asked the PUD standards have to follow the master site plan. Andrew Dimas stated only very minimal changes can happen once the PUD has been approved.

Commissioner Cantu stated the concern is the beach access road regarding the possible flooding that can occur. He asked if the commission was able to approve the PUD with the requirement that the beach access road not be granted. Andrew Dimas stated in order to remove the beach access road the developer would have to request an RMP amendment prior to the PUD approval. Andrew Dimas stated again that it has been a year since the PC voted to keep the beach access road on the RMP. He mentioned with the approval of this zoning, the request for the removal of the beach access road can happen at any time before the case gets to council.

With no questions from staff, Chairman Salazar-Garza opened for public comment on item #7.

The following spoke in opposition to the rezoning during public comments:

Melissa Hackmaster
Cindy Constanzo
Don Tolleson
Ted Constanzo
Dana Sommers
Jay Dyer
Shannon Dyer
Rob Watson
Bill Sommers
Mike Mansueto
Casey Patterson

Dennis Karbach
Mitch Boll
Ron Wolfe
Anne Hagelstein
Connie Bains
Rick Morrow
Cheryl Walleck
Chuck Crawford

Jeff Hudser, Coastal Dunes-Developer, stated they are against the beach access road like the citizens concerned in the audience today. The goal is to move forward with the PUD and what they are required to do.

Commissioner Miller asked if the installation of the access road is dictating any of the developer's request for the PUD. The developer stated no, the only reason they want to opt out of the beach access road is to not create more financial burden.

Commissioner Hedrick asked if the pond was going to remain. The developer stated it would stay untouched.

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

Commissioner Hedrick stated for the concerned citizens advocate TXDOT for the expansion of SH361 to possibly get pushed forward more quickly. This is a way to help the concerns of traffic handle more quickly.

Commissioner Munoz made a motion to approve agenda item #7 as presented by staff. Commissioner Budd seconded. Vote: Aye: Chairman Salazar-Garza, Commissioners Cantu, Munoz, Hedrick, & Budd; Nay: Commissioner Miller. Motion passes.

8. [25-1865](#) Zoning Case No. ZN8987, Clint and Catherine Tucker (District 4). Ordinance rezoning a property at or near 1730 and 1738 Ramfield Road from the "FR/APZ-1" Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the "RS-15/APZ-1" Single-Family 15 District within the Accident Potential Zone-1 (APZ-1); providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8987 Clint & Catherine Tucker Text File Tab](#)
[ZN8987 Clint and Catherine Tucker Staff Report](#)
[ZN8987 Clint and Catherine Tucker](#)

9. [25-1866](#) Zoning Case No. ZN9032, ZBK, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 601 FM (Farm-to-Market) Road 2444 from the "FR" Farm Rural District (upon annexation) to the "RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff

recommends approval).

Attachments: [ZN9032 ZBK LLC Text File Tab](#)
[ZN9032 ZBK LLC Staff Report](#)
[ZN9032 ZBK LLC PowerPoint Presentation](#)

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

With Commissioner Hedrick abstaining, Chairman Salazar-Garza stated agenda items #10 & 11 would be presented first.

Jorge Chavez, Public Works, introduced item #10 amending the City's Roadway Master Plan Map and the Urban Transportation Plan Map of Mobility CC, transportation elements of the Comprehensive Plan of the City of Corpus Christi, by modifying the proposed extension of Amanda Lane between FM1889 and 2115' E of County Road 73 from a proposed A2 Secondary Arterial to a proposed C1 Collector. City Staff recommends the following modifications to the Corpus Christi Transportation Master Plan "Mobility CC: Modify a proposed A2 Secondary Arterial to a proposed C1 Collector. This is the proposed extension of Amanda Lane, from 2115' E to 2975' E of Wright Movarek Rd (CR73), as identified on the Roadway Master Plan (Project Number 1-AI).

Andrew Dimas, Development Services introduced items #11 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.

Commissioner Miller stated his concern that this could possibly create the same issue as on Fred's Folly. He stated that by creating these amendments we might be creating problems with development and future sales of lands.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #10 & 11.

Moses Mostaghi, stated the UTP have never truly had the alignment like it was supposed to (Ex. Lake Athens and Amanda Ln). Usually, the UTP places the road in the middle of property so owners to share the cost, expense, and easement that comes with this type of road.

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

Commissioner Munoz made a motion to approve consent agenda items #10 & 11 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

10. [25-1913](#) Amending the Roadway Master Plan Map (RMP) of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi,

to remove a section of Amanda Lane (a proposed "A2" Arterial Street), located between FM (Farm-to-Market) 1889 and CR (County Road) 73.

Attachments: [Riverstone Trails](#)
[Presentation - Riverstone Trail Master -PC-12.10.25](#)
[CoCC Roadway Master Plan_V1 adopted 1.30.24 \(1\)](#)
[MTP Amendment App \(Amanda Lane\)](#)

11. [25-1914](#) PL8879

MASTER PRELIMINARY PLAT - RIVERSTONE TRAILS
(69.213 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL8879CoverTab](#)
[PL8879 Closed Comment Report](#)
[PL8879LatestMasterPrelimPlat](#)

VI. Director's Report: None.

VII. Future Agenda Items: None.

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 7:27 pm.