



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, April 29, 2026

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 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

(7.18 Acres)

(District 4) Generally located at 4005 Berlet Lane, and 1935 Yorktown Boulevard, south of Yorktown Boulevard, east of Berlet Lane, and west of Flour Bluff Drive.

Attachments: [PL9237FinalCoverTab](#)
 [PL9237ClosedCommentrReport](#)
 [PL9237LatestPlat](#)

B. Zoning

7. [26-0607](#) Zoning Case No. ZN8600, Paul and Pamela Wondolowski (District 4). 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).
- Attachments:** [ZN8600 Paul & Pamela Wondolowski Staff Report](#)
 [ZN8600 EDIT Paul & Pamela Wondolowski Pwpt](#)
8. [26-0608](#) Zoning Case No. ZN9048, Ruvanna Investments, LLC (District 1). 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).
- Attachments:** [ZN9048 Ruvanna Investments LLC Staff Report](#)
 [ZN9048 Ruvanna Investments, LLC Pwpt](#)
9. [26-0609](#) Zoning Case No. ZN9140, Broadwalk Investments LLC. (District 5). 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).
- Attachments:** [ZN9140 Broadwalk Investments LLC Staff Report](#)
 [ZN9140 Broadwalk Investments LLC Pwp](#)
10. [26-0610](#) Zoning Case No. ZN9183, Diego Vasquez (District 1). 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).

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.