



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, January 7, 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 all members in attendance.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Teichelman (December 10, 2025)

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

IV. Approval of Minutes: December 10, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from December 10, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed

1. [25-1970](#) December 10, 2025 Meeting Minutes

Attachments: [12.10.25 PC Meeting Minutes- DRAFT](#)

V. Discussion and Possible Action (Items A & B)

A. Election of Vice Chairman

Chairman Salazar-Garza opened for nominations for Vice Chairman. Commissioner Hedrick made a motion to appoint Commissioner Munoz. Commissioner Miller seconded. Vote: All Aye. Motion passed.

B. 2025 Annual Board Report

Andrew Dimas, Development Services explained the Annual Report which needs to be completed yearly by the Planning Commission. Chairman Salazar-Garza completed the report needs to be reviewed and approved to by the Commissioners. Chairman Salazar-Garza opened for public comment. With none, public comment was closed. Commissioner Miller made a motion to approve the 2025 Annual Report has completed by Chairman Salazar-Garza. Commissioner Teichelman seconded. Vote: All Aye. Motion

passed.

VI. Consent Public Hearing: Discussion and Possible Action (Items C & D)

Andrew Dimas, Development Services introduced items #2, 3, 4, & 5 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 item #7 into record and staff recommend approval for the rezoning request. He stated zoning #6 would be pulled from the consent agenda since the owner is present for public comment.

With no questions from staff, Chairman Salazar-Garza opened for public comment on items #2, 3, 4, 5, & 7. Being none, public comment was closed.

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

C. Plats

2. [25-1999](#) PL8891
PRELIMINARY - STRIPES CORPUS CHRISTI
Lot 1
(5.882 acres)

(District 3) Generally located at 6301 Highway 44 (Hwy 44), on the southwest corner of Hwy 44 and Heinsohn Road.

Attachments: [PL8891CoverTabPreliminary](#)
 [PL8891 Closed Comment Report](#)
 [PL8891LatestPrelimPlat](#)

3. [25-1942](#) PL9050
REPLAT - Brooklyn Addition
Lot 5R Block 81
(0.22 Acres)

(District 1) Generally located at 3705 Seagull Boulevard, east of Highway 181 and north of Churchdale Avenue.

Attachments: [PL9050ReplatCoverTab](#)
 [PL9050ClosedCommentReport](#)
 [PL9050LatestPlat](#)

4. [25-1998](#) PL9056

REPLAT - GENEVA HEIGHTS

Lot 1A, Block 2 (0.55 acres)

(District 1) Generally located at 3710 Leopard Street, east of Burke Drive and west of Lancaster Drive.

Attachments: [PL9056CoverTabReplat](#)
[PL9056 Closed Comment Report](#)
[PL9056LatestPlat](#)

5. [25-1973](#) PL9093
 FINAL- Waldron Estates Subdivision
 Lots 1-33 Block 1, Lots 1-42 Block 2, Lot 1 Block 3, Lot 1-2 Block 4, Lots 1-6 Block 5
 (17.28 Acres)

(District 4) Generally located at 601 Graham Road, north of Blossom Street and west of Waldron Road.

Attachments: [PL9093FinalPlatCoverTab](#)
[PL9093ClosedDocReport](#)
[PL9093LatestPlat](#)

D. Zoning

6. [25-2010](#) Zoning Case No. ZN8771, Jason Luby (District 2). Ordinance rezoning a property at or near 2409 Viola Avenue from the "RS-6" Single Family 6 District; to the "CG-1" General Commercial District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8771 Jason Luby Text File Tab](#)
[ZN8771 Jason Luby Staff Report](#)
[ZN8771 Jason Luby PowerPoint Presentation](#)

Andrew Dimas, Development Services introduced item #6 into record regarding the ordinance rezoning a property at or near 2409 Viola Avenue from the "RS-6" Single Family 6 District; to the "CG-1" General Commercial District. Staff is recommending denial.

Vice Chair Munoz asked about where the CG-1 properties begin on the back side of the property. Andrew Dimas stated on the CG-1 properties strip begin at the corner of Ayers and Viola which stretches from Gollihar to SH 286. Commissioner Hedrick asked if there were commercially zoned properties on Viola St or were they only RS-6. Andrew Dimas stated the properties on Viola are all RS-6. Andrew Dimas stated the property in question was once used as a laydown yard when work was being done on the Ayers St. corridor. Commissioner Hedrick asked if Archer Dr. has direct access to the property.

Andrew Dimas stated it does not. Commissioner Miller asked if the building on the property was previously used for non-conforming use. Andrew Dimas stated it is hard to tell what it historically might have been used for since records only go back to 2016 permitting data. Due to this, there is no certainty what the building was once used for. Commissioner Hedrick asked if the applicant indicated what kind of business they want to put there to justify CG-1. Andrew Dimas stated they have discussed the options with the owner and mentioned even if they want to do a special permit, it will have to stay zoned for what the permit allows. Commissioner Teichelman asked what would need to be done with the two homes around the property. Andrew Dimas stated there would need to be a 15 ft buffer if the property is zoned CG-1.

With no questions from staff, Chairman Salazar-Garza opened for public comment on items #6.

Jason Luby stated the metal building was built in the 50s. The property had previously been used for car restoration. He stated there has been discrepancy with how the property is zone on the tax records. Stated they have been paying taxes on the property listed as commercial. Chairman Salazar-Garza asked what the intentions were with the property. He stated they are wanting to bring in some collector cars to work on them. He stated this has been done since his father bought the property. Commissioner Miller asked if this would be a business or hobby. Mr. Luby stated a bit of both. Commissioner Miller expressed his concern to Mr. Luby stating if the property is zoned broadly under CG-1 then it is possible if the property ever gets sold, the new owner has the potential do run a business not suited for the surrounding neighborhood.

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

Vice Chair Munoz made a motion to approve staff's recommendation of denial on #6. Commissioner Miller seconded. Vote: All Aye. Motion passes

7. [25-2011](#) Zoning Case No. ZN9067, BRBG Investments, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 1001 FM (Farm-to-Market) 43 from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9067 BRBG Investments, LLC Text File Tab](#)
[ZN9067 BRBG Investments LLC Staff Report](#)
[ZN9067 BRBG Investments LLC Presentation](#)

VII. Director's Report

Andrew Dimas, Development Services welcomed the newly appointed commissioners, Michael Esparza and Jason Jackson, to the Planning Commission. He stated there would be onboard training to be completed in the next couple of months.

VIII. Future Agenda Items: None

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:05 pm.