



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, July 9, 2025

5:30 PM

Council Chambers

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

Chairman York 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: Commissioner Miller and Munoz.

Commissioner Hedrick made a motion to approve the absences of Commissioners Miller and Munoz. Commissioner Cantu seconded. Vote: All Aye. Motion passed

#### IV. Approval of Minutes: June 25, 2025 Meeting Minutes

Commissioner Mandel made a motion to approve the meeting minutes from June 25, 2025, as presented by staff. Vice Chairman Salazar- Garza seconded. Vote: All Aye. Motion passed.

##### 1. [25-1013](#) Planning Commission Meeting Minutes DRAFT 6.25.2025

Attachments: [6.25.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, & 4 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 5 & 6 into record and staff recommend approval for the time extensions.

Andrew Dimas, Development Services introduced item 7 into record and staff recommend approval for the rezoning request.

Chairman York opened the floor for questions/comments.

Commissioner Hedrick asked if there were any more future details regarding the plat.

Andrew Dimas stated the approved plan states the deviations being requested are to go from 4,500 sq ft lots to 4,000 sq ft lots and from 45 ft in width to 40 ft in width. Commissioner Hedrick stated normally when granting a PUD, the developer makes concessions such as walking trails, extra parks. He asked if this was included in this plan rather than downsizing the lots to get more lots.

Andrew Dimas stated plans like these have a criteria they must meet in which DS evaluates if they warrant the PUD request.

Commissioner Hedrick asked what the justification for this PUD was. Andrew Dimas explained the report states it provides additional housing which is smaller lots and narrower in width. Andrew Dimas stated when we get to the plat the discussion will be roadway widths, drainage, sidewalk issues etc.

Vice Chairman Salazar Garza stated if there any conditions for the PUD will be placed on this moving forward. She stated what part the Vision Zero plan plays for this commercial property. Andrew Dimas stated Vision Zero means development provides safe pedestrian crossways, separated bike lanes, wider sidewalks. The policy which was adopted in 2020 provided safe modes of transportation to move people. Andrew Dimas stated they use Vision Zero policy during rezoning reviews. Since the PUD does not have detailed data currently, it does not mean it does not meet the Vision Zero Standards. He stated this will be looked into more in the plat review. If any future deviations are needed, they would have to request them. Vice Chairman Salazar Garza stated the purpose of development is for the safety of the people.

Commissioner Hedrick asked how many homes are anticipated for the neighborhood. Andrew Dimas stated it could be closer to 1,000 homes for the full development.

Commissioner Teichelman asked what the original density was previously. Andrew Dimas stated for this section the numbers changed from 244 homes to 256 homes. Commissioner Teichelman was concerned with the stress that would be placed on the utilities.

Commissioner Cantu asked if changes to the PUD would only be reducing the lot size. Andrew Dimas stated changing lot size and lot width.

Commissioner Hedrick asked how deep the lots were regarding parking in the driveway. The issue of concern is for vehicles not being able to utilize the street for parking because the lot width is being downsized. Andrew Dimas stated they follow the local street requirements.

Chairman York asked if there were any other questions. Being none, public comment was opened.

Bart Braselton spoke on agenda item #7. He stated that this one small section of a 255-acre site. He stated would be a 2-acre community center and 5-acre park. Due to the increased density, they were able to accommodate these amenities. He stated the

front set back is a 20-yard setback like in a RS 4.5. Road width would be the same and lot depth would stay the same as well. He stated traffic is not a problem yet regarding a TIA at this time.

Chairman York asked if there was any other one for public comment.

Moses Mostaghasi spoke regarding the point about land development. His concern regarding TIAs being done for every development despite current traffic patterns. He states the UDC needs to be changed and have a standard all must follow. Policy and standards need to be set to make sure the community gets what it needs.

Being no more discussion, Chairman York closed public comment.

Commissioner Mandel made a motion to approve the consent agenda items 2, 3, 4, 5, 6, & 7 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

**A. Plat**

2. [25-0993](#) PL8731  
**FINAL PLAT - Corpus Christi Holly Addition**  
Lot 1, Block 1 (1.47 acres)

(District 5) Generally located at 2101 Rodd Field Road, on the southwest corner of Holly Road and Rodd Field Road.

**Attachments:**     [PL8731CoverTabFinal \(002\)](#)  
                              [PL8731ClosedCommentReport](#)  
                              [PL8731LatestPlat](#)

3. [25-0994](#) PL8744  
**REPLAT - Lamar Park Subdivision**  
Lot 21R, Block 13 (0.30 acres)

(District 2) Generally located at 330 Santa Monica, east of South Alameda Street and west of Center Drive.

**Attachments:**     [PL8744ReplatCoverTab](#)  
                              [PL8744ClosedCommentReport](#)  
                              [PL8744LatestPlat](#)

4. [25-1044](#) PL8544  
**PRELIMINARY PLAT M & R Home Solutions, LLC Subdivision**

Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd. and east of Arman St. and west of Roscher Road.

**Attachments:**     [PL8544PrelimCoverTab \(002\)](#)  
                              [PL8544ClosedCommentReport](#)  
                              [PL8544LatestPrelimPlat](#)

**B.     Time Extension**

5.     [25-0992](#)     PL7952  
                      **Time Extension Request.Glenoak Park Unit 2**  
                      Lot 2, Block 1 (1.36 acres)

(District 4) Generally located at 700 Glenoak Drive, east of Tinion Street and west of Waldron Road.

**Attachments:**     [PL7952PlatExtCoverTab](#)  
                              [PL7952LatestPlat](#)  
                              [PL7952RequestforPlatExtension](#)

6.     [25-1043](#)     PL8016  
                      **Extension Request Azali Oceanside Estates (Replat)**  
                      Lots 1-12, Block 1 (2.85 acres)

(District 2) Generally located at 3333 Ocean Drive, north of Saratoga Boulevard and east of Norchester Drive.

**Attachments:**     [PL8016PlatExtCoverTab \(002\)](#)  
                              [PL8016ApprovedPCPlat](#)  
                              [PL8016RequetPlatExtension1yr\\_](#)

**C.     Zoning**

7.     [25-1045](#)     Zoning Case No. ZN8634, Saratoga 400 Partners, LLC. (District 3).  
                      Ordinance rezoning a property at or near 602 Saratoga Boulevard from the  
                      "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5  
                      District with a Planned Unit Development overlay; providing for a penalty not  
                      to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:**     [ZN8634 Saratoga 400 Partners LLC Staff Report](#)  
                              [ZN8634 Saratoga 400 Partners LLC](#)

**VI. Public Hearing: Discussion and Possible Action (Item D)**

Bria Whitmire, Development Services introduced item 8 into record. M&R Home Solutions, LLC, The Towers, LLC d/b/a Vertical Bridge, is requesting a plat waiver for water/fire hydrant construction at 2345 Yorktown Blvd. This plat waiver request is to not construct water or fire hydrant as water is not needed for the cell tower.

As per City of Corpus Christi Unified Development Code (UDC) §8.1.4.B the developer shall provide improvements to the water system, including but not limited to water lines, fire hydrants, and valves in conformity with the standards, specifications and requirements of the UDC.

Per UDC §8.1.5, all required improvements shall provide continuity of improvements among adjacent properties.

Per UDC §8.2.6 if an approved water supply system is available within 1 mile of the property being platted, each lot shall be provided access to such water supply.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the Unified Development Code.

Factors in Support of the waiver request for water/fire hydrant construction:

1. The purpose of the re-plat is for a cell tower which will not utilize water.
2. The neighbor at 2337 Yorktown recently submitted plans to provide water and a fire hydrant on the south side of Yorktown in regards to parallel fire protection rules in the IDM.

Factors Against of the waiver request for water/fire hydrant construction:

1. In the event that the property to the east were to develop they would have to incur

the cost of extending the infrastructure across the frontage of 2345 Yorktown Blvd as part of their project.

Staff recommends approval of the waiver request for the water/fire hydrant construction at 2345 Yorktown Blvd.

Chairman York opened the floor for questions/comments.

Chairman York asked if the developer would be platting the whole lot later. The concern being if the waiver is approved and the developer plats the remainder of the lot, the chance of getting water is completely lost. Bria Whitmire stated if anything is built on the bigger portion of the lot, there would be a full review. Andrew Dimas stated if the waiver was granted and there is further development, the would need to be public improvements later. Chairman York asked what the requirement would be for parallel lines. Bria Whitmire stated there would need to be parallel line for continuity of service with further development.

Chairman York stated if the waiver was not granted, the installation would come down to the CIP in the future.

Commissioner Hedrick stated he did not like the idea of passing on the burden of cost to the taxpayer or the future developers of the surrounding properties.

Bria Whitmire stated the property will not be using any water or wastewater so if they construct the pipe it with would just be dead end installation.

Chairman York asked if there were anymore question. Being none, public comment was opened.

Ralph Wyndgarden with Faulk & Foster appeared for public comment on behalf of the applicant and was open to questions from the commissioners if any.

Being no questions from commissioners, Chairman York closed public comment.

Commissioner Hedrick made a motion to deny the plat waiver request for agenda item 8 as presented by staff. Commissioner Tiechelman seconded. Vote: All Aye. Motion passed.

**D. Plat with Variance (Waiver)**

8. [25-1055](#) PL8544  
**Request for a Plat Waiver for Water/Fire Hydrant Construction-M & R**  
**Home Solutions, LLC Subdivision**  
Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd.  
and east of Arman St. and west of Roscher Road.

**Attachments:**     [PL8544 Waiver Request Memo](#)  
                                 [PL8544 Waiver Request PPT](#)

**VII.     Director's Report: Chairman York's Recognition and Award Presentation**

**VIII.    Future Agenda Items: None.**

**IX.     Adjournment**

With no other business to conduct, Chairman York adjourned the meeting at 6:22 pm.