



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, April 15, 2026

5:30 PM

Council Chambers

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

Vice Chairman Munoz called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Chairman Salazar-Garza absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioner Hedrick (4.1.2026 meeting)

Commissioner Teichelman made a motion to approve the absence of Commissioner Hedrick from the April 1, 2026, meeting. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

#### IV. Approval of Minutes: April 1, 2026

Commissioner Miller made a motion to approve the meeting minutes from April 1, 2026, as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passed.

#### 1. [26-0537](#) April 1, 2026 Meeting Minutes DRAFT

Attachments: [4.1.26 PC Meeting Minutes- DRAFT](#)

#### V. Consent Public Hearing: Discussion and Possible Action (Item A)

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.

Commissioner Hedrick has about agenda item #2 being a prelim plat when the same one was presented about a month ago. Andrew Dimas stated the previous one was a master prelim. Commissioner Hedrick requested if the commission could have a workshop to break down the terminology, so the commission knows exactly what is being presented and voted on. Andrew Dimas stated this can be scheduled.

With no questions from staff, Vice Chairman Munoz opened for public comment. Being none, public comment was closed.

Commissioner Budd made a motion to approve agenda items #2, 3, & 4 as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passes.

**A. Plats**

2. [26-0535](#) PL9105  
**PRELIMINARY - SUNSET RIDGE ESTATES UNIT 1**  
(53.183 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.

**Attachments:** [PL9105PrelimCoverTab](#)  
[PL9105 Closed Comment Report](#)  
[PL9105LatestPlat](#)

3. [26-0515](#) PL9196  
**REPLAT - GATEWAY PARK**  
**Lot 15C Block 5**  
(0.086 Acres)

(District 4) Generally located at 1118 Nagle Street, north of Knickerbocker Street, south of South Padre Island Drive, east of O'Connell Street, and west of Laguna Shores Boulevard.

**Attachments:** [PL9196ReplatCoverTab](#)  
[PL9196ClosedCommentReport](#)  
[PL9196LatestPlat](#)

4. [26-0517](#) PL8936  
**REPLAT - GARDENDALE**  
Lot 7A, Block 15  
(0.46 acres)

(District 3) Generally located at 5309 Bonner Drive, south of Curtis Clark and north of Cain Drive.

**Attachments:** [PL8936ReplatCoverTab](#)  
[PL8936 Closed Comment Report](#)  
[PL8936LatestPlat](#)

**VI. Director's Report**

Andrew Dimas stated he would begin working on flowcharts and informational documentation to be shared with staff and a scheduled workshop would be planned based on Commissioner Hedrick's request.

He also stated that DSTAG would be kicking off next Wednesday with the first meeting. The committee will be working line by line making changes to the current UDC which would eventually be brought to the planning commission for approval.

**VII. Future Agenda Items: None**

**VIII. Adjournment**

With no other business to conduct, Vice Chairman Munoz adjourned the meeting at 5:38 pm.