



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, May 13, 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, Commissioners Miller & Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Munoz (4.29.2026 meeting)

Commissioner Hedrick made a motion to approve the absence of Vice Chairman Munoz from the April 29, 2026, meeting. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: April 29, 2026

Commissioner Budd made a motion to approve the meeting minutes from April 29, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

1. [26-0742](#) April 29, 2026 Meeting Minutes

Attachments: [4.29.26 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items #2 and 3 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 #4 into a record. Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the "CR-2/IO" Resort Commercial District with the Island Overlay to the "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Chairman Salazar-Garza asked by the zoning case is requesting the PUD. Andrew

Dimas stated the reasoning is that the developer is asking for multiple housing types within specific blocks, allowing for single family houses which is currently not allowed in the "CR-2" district, flexibility of number of lots sizes, and adjustments of roadway widths. Chairman Salazar-Garza asked if the single-family homes would mirror the "RS- 4.5" district and Andrew Dimas stated yes.

Commissioner Hedrick has about the special permit timeframe and what needs to be done to stay open. Andrew Dimas stated in the case the PUD has a 12-to-24-month timeframe unlike in other cases the code limits special permits to 12 months but can be extended as part of an ordinance. Only in the case of special permits does a building permit need to be issued for the special permit part of the zoning to stay alive. Commissioner Hedrick stated if on-site infrastructure occurs on the PUD will continue to be valid and Andrew Dimas agreed.

Chairman Salazar-Garza asked about the latest version of the plat regarding the entry and exits on site. Andrew Dimas stated there would be three points of access in the development.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

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

A. Plats

2. [26-0665](#) PL9236
REPLAT - LAMAR PARK 6
Lot 9A, Block 20
(0.26 Acres)

(District 2) Generally located at 329 Williamson Place, north of Aberdeen Avenue and east of Santa Fe Street.

Attachments: [PL9236ReplatCoverTab](#)
[PL9236CosedCommentReport](#)
[PL9236LatestPlat](#)

3. [26-0669](#) PL9219
REPLAT - COUNTRY ESTATES SUBDIVISION NO. 2
Lots 23A, 23B, 24A, 24B, Block 2
(0.50 Acres)

(District 1) (REPLAT) Generally located at 12937 Hearn Road, south of Leopard Street, east of Interstate Highway 69 (IH 69), and west of Callicoatte Road.

Attachments: [PL9219ReplatCoverTab](#)
[PL9219ClosedCommentReport](#)
[PL9219LatestPlat](#)

B. Zoning

4. [26-0741](#) Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8979 Gulfshores Joint Venture Text File Tab](#)
[ZN8979 Gulfshores Joint Venture Staff Report](#)
[ZN8979 Gulfshores Joint Venture Pwpt \(3\)](#)

VI. **Director's Report: None.**

VII. **Future Agenda Items: None.**

Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:40 pm.