



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, November 12, 2025

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 Commissioner Munoz absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Mandel & Commissioner Munoz (10.29.25 meeting)

Commissioner Miller made a motion to approve the absences of Vice Chairman Mandel & Commissioner Munoz. Commissioner Budd seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: October 29, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from October 29, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [25-1747](#) October 29, 2025 Meeting Minutes

Attachments: [10.29.25 PC Meeting Minutes- DRAFT](#)

V. Discussion and Possible Action regarding the Planning Commission & Airport Zoning Commission (AZC) meeting calendar for 2026

Commissioner Miller made a motion to approve the 2026 Planning Commission and Airport Zoning Commission calendar as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

2. [25-1746](#) Planning & Airport Zoning Commission 2026 Calendar

Attachments: [2026PCMtgdDates UPDATED](#)

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

Andrew Dimas, Development Services introduced items #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 Miller asked if there needed to be a special notification sent out for item #4 for the platting process for usage of cellphone towers. Andrew Dimas stated since the notices were sent out during the zoning phase, they were not needed again for the platting. Previously there was no opposition.

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

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

A. Plats

3. [25-1733](#) **PL9011**
 FINAL- Nueces Gardens No. 1
 Lots 21D and 21E
 (0.80 Acres)

(District 1) Generally located at 3438 Starlite Lane, east of Violet Road and west of Leonard Drive.

Attachments: [PL9011FinalCoverTab](#)
 [PL9011 ClosedCommentReport](#)
 [PL9011LatestPlat](#)

4. [25-1741](#) **PL8882**
 FINAL- M & R Home Solutions LLC Subdivision
 Lot 1 Block A
 (4.88 Acres)

(District 4) Generally located at 2345 Yorktown Boulevard, south of Yorktown Boulevard, east of Arman Street and west of Roscher Road.

Attachments: [PL8882FinalCoverTab](#)
 [PL8882ClosedCommentReport](#)
 [PL8882LatestPlat](#)

VII. Director's Report:

Andrew Dimas stated at the City Council meeting from November 11th that Council moved to dissolve the Transportation Advisory Committee and it will become a subcommittee of the Planning Commission. Move details regarding how the committee will be handled will be coming.

VIII. Future Agenda Items: None

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:37 pm.