



Meeting Minutes - Draft

Planning Commission

Wednesday, June 10, 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 Commissioners Miller, Budd, and Hedrick absent.

II. PUBLIC COMMENT:

Commissioner Michael Miller spoke regarding his formal resignation from the Planning Commission as of 6.10.2026

III. Approval of Absences: Vice Chairman Munoz, Commissioners Miller & Teichelman (5.13.2026 meeting)

Commissioner Esparza made a motion to approve the absence of Vice Chairman Munoz and Commissioners Miller & Teichelman from the May 13, 2026, meeting. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: May 13, 2026

Commissioner Esparza made a motion to approve the meeting minutes from May 13, 2026, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [26-0816](#) May 13, 2026 Meeting Minutes DRAFT

Attachments: [5.13.26 PC Meeting Minutes- DRAFT](#)

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

Bria Whitmire, Development Services introduced items #2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 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.

Bria Whitmire, Development Services introduced the following into record:

#16- Ordinance rezoning a property at or near 2767 Santa Fe Street from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

#17- Ordinance rezoning a property at or near 556 Virginia Avenue from the "CG-2" General Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#18- Ordinance rezoning a property at or near 1753 Gollihar Road from the "RS-6" Single Family 6 District to the "RM-1" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#19- Ordinance rezoning a property at or near 3641 Mueller Street from the "CN-1" Neighborhood Commercial 1 District to the "CN-1/SP" Neighborhood Commercial 1 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval)

#20- Ordinance rezoning a property at or near 5040 Rockford Drive from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#21- Ordinance rezoning a property at or near 6201 Greenwood Drive from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and, in lieu thereof, approval to the "CN-1/SP" Neighborhood Commercial District with a Special Permit).

#22- Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Chairman Salazar-Garza asked the commission if there were any items they wish to pull from the consent agenda at this time for further review.

Commissioner Esparza requested to pull item #21 and Commissioner Teichelman requested to pull item #22.

Chairman Salazar-Garza asked on item #13 if this was a residential building due to the area of acreage and stated the developer was asking for a building permit. Bria Whitmire stated this will be a commercial development that is requesting restrooms.

Vice Chairman Munoz asked on item #20 about changes to PUD if the developer does not develop and possibly is sold. Bria Whitmire stated that the PUD stays with the property if sold. New owners would not be able to modify. Yvette Dodd stated if no work is done within a 12-month period the property reverts to the original zoning.

Commissioner Jackson asked on item #16. He wanted to know if the zoning passes today and, in the future, if the property changes ownership, what else could the

property be used for under the CN-1 district. Mina Trinidad, Development stated the CN-1 district could allow for offices, restaurants services, and retail sales.

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

Commissioner Munoz made a motion to approve agenda items #2, 3, 4, 5, 6,7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, & 20 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

A. Plats

- 2. [26-0750](#) PL9185
PRELIMINARY - PALMS AT GOLLIHAR ROAD
 Lot 24, Block 1
 (5.25 acres)

(District 3) Generally located at 1753 Gollihar Road, on the southeast corner of Gollihar Road and Greenwood Drive.

Attachments: [PL9185CoverTab](#)
[PL9185 Closed Comment Report](#)
[PL9185LatestPrelimPlat](#)

- 3. [26-0894](#) PL9307
PRELIMINARY - FARIAS TRACT
 (522.15 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

Attachments: [PL9307PrelimPlatappcoverTab](#)
[PL9307ClosedCommentReport](#)
[PL9307LatestPrelimPlat](#)

- 4. [26-0771](#) PL9259
REPLAT - LEXINGTON VILLAGE
 Lot 6R
 (0.68 acres)

(District 3) Generally located at 2901 South Padre Island Drive, north of Sacky Drive, east of Richter Street, south of South Padre Island Drive, and west of Kostoryz Road.

Attachments: [PL9259ReplatCoverTab](#)
[PL9259ClosedCommentReport](#)
[PL9259LatestPlat](#)

5. [26-0795](#) PL9274
REPLAT - BROOKLYN ADDITION
Lot 1R Block 82
(0.73 Acres)
- (District 1) (REPLAT) Generally located at 502 Burleson Street, north of Burleson Street, south of Churchdale Street, east of Interstate Highway 181, and west of Surfside Boulevard.
- Attachments:** [PL9274ReplatCoverTab](#)
[PL9274ClosedCommentReport](#)
[PL9274LatestPlat](#)
6. [26-0796](#) PL9167
REPLAT - OCEAN BREEZE SUBDIVISION
(12.01 Acres)
- (District 4) (Replat) Generally located at 6349 State Highway 361, south of Mariners Drive and north of Mustang Island Estates Drive.
- Attachments:** [PL9167ReplatCoverTab](#)
[PL9167ClosedCommentReport](#)
[PL9167LatestPlat](#)
7. [26-0877](#) PL9201
REPLAT - CENTURY SUBDIVISION
Lot 2A Block 1
(12.73 Acres)
- (District 4) Generally located at 6685 South Padre Island Drive, north of Williams Drive, east of Daly Drive and west of Nile Drive.
- Attachments:** [PL9201FinalCoverTab](#)
[PL9201ClosedCommentReport](#)
[PL9201LatestPlat](#)
8. [26-0766](#) PL9153
FINAL- OSO RANCH UNIT 1B
(16.73 Acres)
- (District 4) (FINAL) Generally located at 2449 Flour Bluff Drive, north of Glenoak Drive, south of Pleasant Drive, and west of Flour Bluff Drive.

Attachments: [PL9153FinalPlatCoverTab](#)
[PL9153 ClosedCommentReport](#)
[PL9153LatestPlat](#)

9. [26-0798](#) PL9273
FINAL - FLOUR BLUFF NO.2
Lots 2B and 2A Block 5
(0.51 Acres)

(District 4) (FINAL) Generally located at 727 and 729 Claride Street, north of Lakeside Drive, east of Military Drive, south of Claride Street, and west of Naval Air Station Drive

Attachments: [PL9273FINALCoverTab](#)
[PL9273ClosedCommentReport](#)
[PL9273LatestPlat](#)

10. [26-0779](#) PL9241
FINAL - OSO POINTE
(20.07 acres)

(District 4) Generally located at 2401 Flour Bluff Drive, at the southeast intersection of Flour Bluff Drive and Purdue Road.

Attachments: [PL9241CoverTabFinal](#)
[PL9241 Closed Comment Report](#)
[PL9241LatestFinalPlat](#)

11. [26-0778](#) PL9205
FINAL - RIVERSTONE TRAILS PHASE I
(24.87 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL9205CoverTabFinal](#)
[PL9205 Closed Comment Report](#)
[PL9205LatestFinalPlat](#)

12. [26-0874](#) PL8980
FINAL - CAROLINE'S HEIGHTS UNIT 3
(10.80 Acres)

(District 5) Generally located on the southeast corner of Farm-to-Market Road 2444 and County Road 43.

- Attachments:** [PL8980FinalCoverTab](#)
[PL8980ClosedCommentReport](#)
[PL8980LatestPlatpg12](#)

13. [26-0875](#) PL9209
FINAL - WALDRON ROAD SUBDIVISION
 Block 1 Lot 4
 (1.28 Acres)

(District 4) Generally located at 1521 Waldron Road, south of Graham Road, and west of Amber Drive.

- Attachments:** [PL9209FinalCoverTab](#)
[PL9209ClosedCommentReport](#)
[PL9209LatestPlat](#)

14. [26-0876](#) PL9207
FINAL - 100 SOUTH PADRE
 Block 1 Lot 3
 (5.01 Acres)

(District 3) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

- Attachments:** [PL9207FinalCoverTab](#)
[PL9207ClosedCommentReport](#)
[PL9207LatestPlatpg.1](#)

15. [26-0895](#) PL9308
FINAL PLAT - FARIAS TRACTS
 LOTS 1 & 2 BLOCK 1
 (338.38 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

- Attachments:** [PL9308FinalPlatCoverTab](#)
[PL9308ClosedCommentReport](#)
[PL9308LatestFinalPlat](#)

B. Zoning

16. [26-0775](#) Zoning Case No. ZN9250, Morehead Dotts Ryback, Inc. (District 2). Ordinance rezoning a property at or near 2767 Santa Fe Street from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District;

providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9250 Morehead Dotts Rybak Staff Report](#)
[ZN9250 Morehead Dotts Rybak Pwpt](#)

17. [26-0776](#) Zoning Case No. ZN9255, House Finder TX, LLC. (District 1). Ordinance rezoning a property at or near 556 Virginia Avenue from the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9255 House Finder TX, LLC Staff Report](#)
[ZN9255 House Finder TX, LLC Pwpt](#)
18. [26-0799](#) Zoning Case No. ZN9184, Gonzales Adolph Et als. (District 3). Ordinance rezoning a property at or near 1753 Gollihar Road from the “RS-6” Single Family 6 District to the “RM-1” Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9184 Gonzales Adolph Etals Staff Report \(1\)](#)
[ZN9184 Gonzales Adolph Etals Pwpt \(2\) \(3\)](#)
19. [26-0800](#) Zoning Case No. ZN9194, Miller Street Holdings, LLC (District 1). Ordinance rezoning a property at or near 3641 Mueller Street from the “CN-1” Neighborhood Commercial 1 District to the “CN-1/SP” Neighborhood Commercial 1 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9194 Miller Street Holdings LLC Staff Report](#)
[ZN9194 Miller Street Holdings LLC Pwpt](#)
20. [26-0886](#) Zoning Case No. ZN9187, MVR Constriction Co. (District 3). Ordinance rezoning a property at or near 5040 Rockford Drive from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9187 MRV Construction Co. Staff Report](#)
[ZN9187 MVR Construction Co. Pwpt Without Notes](#)
21. [26-0890](#) Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and, in lieu thereof, approval to the “CN-1/SP” Neighborhood Commercial District with a Special Permit).

Attachments: [ZN9151 MVR Construction Co Inc. Staff Report](#)
[ZN9151 MVR Construction Co Inc Pwpt](#)

Bria Whitmire, Development Services, presented agenda item #21. She stated the purpose of the zoning application was to allow for a warehouse with aggregate storage with specific conditions outlined in the special permit.

Commissioner Munoz asked if fire had reviewed the plans and agreed the road would be suitable. Yvette Dodd, Development Services, stated fire has agreed to the road with the turnaround given the complexity the of the flood plain that would not allow for the extension of the road.

Chairman Salazar-Garza was concerned with the freight movement that would be happening on the property and if the conditions on the special permit would limit any of it.

Juan Perales, JP Civil Engineering, appeared on behalf of the applicant. He stated the zoning would be there to support a construction company. The storage on the property was requested to be used as temporary place to house equipment and an office for its employees. Back fill sand would the aggregate material held on the property.

Commissioners' concerns are the type of construction equipment held on the property and how much noise it would bring to the surrounding neighboring area. It was brought up in discussion that other surrounding neighbors in the area are close to light industrial areas. Yvette Dodd, Development Services, stated those properties were zoned back in the 1980s.

Commissioner Esparza brought up fuel storage on site. Mr. Peralez stated there would be 1 on site 2,000 gallon above ground fuel tank which would follow the necessary safety guidelines. Commissioners again were concerned about fuel storage on the property with such close proximity to surrounding neighborhoods.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #21.

The following spoke in opposition:

Terry Followell
Molly Luna
Adria Luna

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

Commissioner Cantu made a motion to table agenda item #21 to the 7.8.2026 PC meeting. Commissioner Munoz seconded. The Vote: All Aye.

22. [26-0891](#) Zoning Case No. ZN9288, Coastal Dunes, LLC. (District 4). Ordinance

rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9288 Coastal Dunes LLC Staff Report](#)
[ZN9288 Coastal Dunes LLC PowerPoint](#)

Bria Whitmire presented agenda item #22. The rezoning is being brought before the commission again since the previous approved had expired. All concerns with the zoning have been resolved within DSD, fire department and the developer.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #22.

The following spoke in opposition:

Elaine Clemens
Shannon Dyer

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

Commissioner Munoz made a motion to approve agenda item #22 as presented by staff. Commissioner Cantu. The Vote: Aye-Chairman Salazar-Garza, Vice Chairman Munoz, Commissioners Cantu, Teichelman, & Jackson; Nay-Commissioner Esparza. Motion passed.

VI. Director's Report

Bria Whitmire, Development Services, stated that starting next meeting the Planners will be presenting more cases to the commission. This will with the feedback process and addressing concerns prior to cases being presented to City Council.

Development Services is still asking for any UDC amendments that can be presented to DSTAG so if there were any concerns the commission would like to address, we ask that please reach out.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:02 pm.