



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Planning Commission

Wednesday, March 18, 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 absent.

II. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.

III. Convene Beach Dune Committee (Planning Commission)

IV. Call to Order, Roll Call

Chairman Salazar-Garza recessed the meeting, and the Beach Dune Committee meeting was called to order at 5:32pm with Vice Chairman Munoz absent.

V. PUBLIC COMMENT: None.

VI. Approval of Absences: Chairman York and Commissioner Mandel (5.14.2025 Beach Dune Committee Meeting)

Commissioner Miller made a motion to approve of the absences of Chairman York and Commissioner Mandel (5.14.2025 meeting). Commissioner Budd seconded. Vote: All Aye. Motion passed.

VII. Approval of Beach Dune Committee Minutes: 5.14.2025 DRAFT Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from May 14, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [26-0397](#) Beach Dune Committee Meeting Minutes DRAFT 5.14.2025

Attachments: [5.14.25 BEACH DUNE MEETING MINUTES-DRAFT](#)

VIII. Consent Public Hearing Discussion and Possible Action (Item A & B)

A. Public Hearing – Beachfront Construction Certificate for a property located at or near 6510 State Highway 361.

Andrew Dimas, Development Services introduced item #2 into record. A request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #2.

Samira Lineberger, President of the Mustang Island Estates Homeowner's Association. Her concern is that the road will be impacting the dunes that are close to her property. These dunes are much bigger close to those properties compared to the ones down the way. She stated the dunes were previously platted 900ft down from the properties. She is hoping if the item passes provisions be placed when the roads are built for the safety of the surrounding area.

Commissioner Cantu asked if there had been a study conducted to make sure this location would create the least flooding impact. Andrew Dimas stated the road had been moved because the city deemed the area to be of more appropriate location for the beach access road with the most minimal impact.

Being no further discussion, Chairman Salazar-Garza closed public comment.

Commissioner Budd made a motion to approve agenda item #2 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

2. [26-0399](#) Case No. BD9109, City of Corpus Christi. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

Attachments: [BD9109 Staff Report - New Beach Access Road Combined](#)
[BD9109 Presentation New Beach Access Road](#)

B. Public Hearing – Beachfront Construction Certificate for a property located at or near 7213 State Highway 361.

Andrew Dimas, Development Services introduced items #3 into record. A request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line. (Staff recommends conditional approval).

Commissioner Hedrick stated since this property has previously been presented, can we refresh what has been approved. Andrew Dimas said the master prelim plat has been approved and right now the phasing of the development is occurring. As the process moves forward at different stages this same property can possibly come back to the Dune Committee.

Commissioner Teichelman asked if the walkover was going to be size appropriate for golf cart width. Andrew Dimas stated the GLO concern is that the walkover weaves through in and over to cause the least impact on the dune. He stated the committee is mainly overseeing access regarding the walkover part.

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

Commissioner Teichelman made a motion to approve consent agenda item #3 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

3. [26-0400](#) Case No. BD8951, Mustang Island LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line. (Staff recommends conditional approval).

Attachments: [BD8951 Mustang Island LLC Staff Report](#)
[BD8951 Mustang Island LLC Presentation](#)

IX. Director's Report: None.

X. Future Agenda Items: None.

XI. Adjournment of Beach Dune Committee

With no other business to conduct, Chairman Salazar-Garza adjourned the Beach Dune Committee meeting at 5:52 pm and reconvened the Planning Commission meeting.

XII. Reconvene Planning Commission Meeting

XIII. PUBLIC COMMENT: None.

XIV. Approval of Absences: All commissioners were in attendance at the 3.4.2026 meeting.

XV. Approval of Minutes: March 4, 2026

Commissioner Miller made a motion to approve the meeting minutes from March 4, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

4. [26-0403](#) March 4, 2026 Meeting Minutes

Attachments: [3.4.26 PC Meeting Minutes- DRAFT](#)

XVI. Consent Public Hearing: Discussion and Possible Action (Item C & D)

Andrew Dimas, Development Services introduced items #5, 6, 7, & 8 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 #9 & 10 into record. Plat time extensions have been reviewed by Staff, and the recommendation is denial for these agenda items.

Commissioner Teichelman asked why the recommendation is denial for the time extensions. Andrew Dimas stated there has not been forward progress on either of the projects. For Bridges Mill this would be a request for a fourth extension, and a third extension request for Schanen Estates.

Commissioner Hedrick asked if there was reasoning for the request and Andrew Dimas stated financial constraints by the developer.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #5, 6, 7, 8, 9, & 10.

Mike Mostagshi appeared on behalf of items #9 & 10. He stated Schanen Estates would be starting construction in two weeks. Bridges Mill would start in the next month if not granted a time extension.

Being no other questions or comments, Chairman Salazar-Garza closed public comment.

Commissioner Miller made a motion to approve consent agenda items # 5, 6, 7, & 8. as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passes.

Commissioner Miller made a motion to approve a 12-month time extension for agenda item #9. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

Commissioner Teichelman made a motion to accept staff's recommendation of denial for the time extension on agenda item #10. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

C. Plats

5. [26-0395](#) PL9158
 REPLAT - GARDENDALE SUBDIVISION
 Lot 6R, Block 9
 (0.45 acres)

(District 3) Generally located at 5301 Cain Drive, north of Holly Road, east of Betty Jean Drive, and west of S Staples Street.

Attachments: [PL9158ReplatCoverTab](#)
 [PL9158 Closed Comment Report](#)
 [PL9158LatestPlat](#)

6. [26-0398](#) PL9101
 REPLAT - PADRE ISLAND CORPUS CHRISTI SECTION 4
 Lots 7RA and 7RB, Block 218
 (0.22 Acres)

(District 4) Generally located at 15521 Cruiser Street, north of Encantada Avenue, south of Whitecap Boulevard, east of Cuttysark Street, and west of Palmira Avenue.

Attachments: [PL9101PICCSec.4CoverTab](#)
 [PL9101ClosedCommentReport](#)
 [PL9101LatestPlat](#)

7. [26-0394](#) PL9147
 FINAL- LONDON VILLAGE SECTION 1
 Block 1, Lot 5
 (1.00 Acre)

(District 5) Generally located at the southeast corner of Farm to Market Road 43 and County Road 47 between County Road 47 and Salevan Drive.

Attachments: [PL9147CoverTab](#)
 [PL9147ClosedCommentReport](#)
 [PL9147LatestPlat](#)

8. [26-0405](#) PL9160
 REPLAT - BENT TREE UNIT 2
 Lots 10A, 10B, 13A & 13B, Block 7
 (3.47 Acres)

(District 3) Generally located at 2801 Cimarron Boulevard, at the northwest corner of Cimmaron Boulevard and Saratoga Boulevard.

Attachments: [PL9160BentTreeU2CoverTab](#)
[PL9160ClosedCommentReport](#)
[PL9160LatestPlatPage1](#)
[PL9160LatestPlatPage2](#)

D. Plat-Time Extension

9. [26-0410](#) 22PL1091
 FINAL - SCHANEN ESTATES UNIT 13
 (10.06 Acres)

Generally located at 6229 Norchester Drive, north of Saratoga Boulevard, south of Wickersham Drive.

Attachments: [22PL1091PlarReportExtCoverTab](#)
[22PL1091CustomerExtRequest](#)
[22PL1091OrginialPCActionLetter](#)
[22PL1091ApprovedPlat](#)

10. [26-0411](#) 22PL1146
 FINAL - BRIDGES MILL VILLAGE UNIT 3
 (12.90 acres)

Generally located at 6102 Kostoryz, north of Saratoga Boulevard and east of Kostoryz Road.

Attachments: [22PL1146PlatExtensionCoverTab](#)
[22PL1146RequestPlatExtension](#)
[22PL1146OriginalPCActionLetter83024 \(3\)](#)
[22PL1146Approved plat 11-16-22](#)

XVII. Public Hearing: Discussion and Possible Action (Item E)

E. Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments

Jorge Chavez, Engineer-Public Works introduced item #11 into record amending the Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request- Removal of a Proposed C1 Collector (Project 18-V).

The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action.

The Coastal Dunes LLC Planned Unit Development is an undeveloped tract (34.12-acres) located between SH361 and the coastline. The development is proposed to consist of 143 lots that will be developed in a single phase. The development is located within City limits. Urban|DCCM, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 18-V on the Roadway Master Plan. As part of the justification request, the consultant noted the alignment, presence of jurisdictional wetlands, drainage concerns, and proximity to another planned beach access road (Beach Access Road 3). Beach Access Road 3 is identified as Project 18-AA on the Roadway Master Plan. It is located ½ -mile north of Project 18-V (located in Coastal Dunes development). Beach Access Road 3 was approved as part of Bond 2020 program and would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

Commissioner Teichelman asked if the main reasoning for removing the beach access road was due to the vegetation in the wetlands close to the new development. Jorge Chavez stated the information given in the request is the wetland issues and a drainage issue along with the bond project in progress for another beach access road. This is a driving point for the developer's request to remove the road.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on item #11.

Stephen Grunewald with DCCM stated the construction of the road would impact .8-acre impact to wetlands along with causing a huge impact in the area as a whole. He stated the ridge dunes would be breached if the other section of road is built to access the beach. Lots of environmental hurdles to overcome if the beach access road remains on the roadway plan.

The following spoke in favor of the amendment to the Roadway Master Plan:

Charles Crawford
Casey Patterson
Mike Broker

Being no more comments or questions, Chairman Salazar closed public comment.

Commissioner Cantu made a motion to approve agenda items #11 as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passes.

11. [26-0409](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of a Proposed C1 Collector (Project 18-V)

Attachments: [Project 18-V](#)
[Project 18-V](#)

XVIII. Director's Report

Andrew Dimas mentioned the upcoming DSTAG meeting scheduled for 4.13.2026. He stated the department is still taking applications to expand the structure of the advisory group.

XIX. Future Agenda Items: None.**XX. Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:31 pm.