



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, September 17, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Budd & Munoz (9.3.2025 Meeting)

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

IV. Approval of Minutes: September 3, 2025 Meeting Minutes

Commissioner Miller made a motion to approve the meeting minutes from September 3, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [25-1486](#) Planning Commission Meeting Minutes DRAFT 9.3.2025

Attachments: [9.3.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, & 4 into record. The plat and time extension 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.

At the request of Commissioner Miller, agenda item 4 was removed from the consent agenda due to further discussion needed.

With no questions from staff, Chairman Salazar-Garza opened for public comment on items 2 & 3. Being none, public comment was closed.

Chairman Salazar-Garza made a motion to approve consent agenda items 2 & 3 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

Chairman Salazar-Garza opened for discussion on agenda item 4.

Commissioner Hedrick asked for clarification on the number for this time extension. Andrew Dimas had previously stated it was the first extension request but corrected his statement to reflect that it was the third extension request. Commissioner Hedrick stated if we are continuing to grant extensions that the developer be held up to the new requirement standards. He stated the developer should be required to submit PI plans with the plat extension request.

Chairman Salazar-Garza opened for public comment for item 4.

Bo Wisehart with Pape Dawson spoke on behalf of Braselton. He stated PI plans are being developed. Those plans just were not ready at the extension was requested. He stated construction date was to start early next year with 8B in construction currently. Commissioner Hedrick stated this unit's construction will help with the connectivity of neighborhood.

Commissioner Miller asked if there could be a stipulation added to the approval of the extension that the developer would need to be in construction by the end of the year. Andrew Dimas stated that commission is not allowed to grant any extensions shorter than what the UDC allows.

Chairman Salazar-Garza how can the board be assured that construction will be started in the timeframe stated in meeting today. Bart Braselton stated that things have slowed down in the residential field. He also stated there are 500 homes on the ground now and they are currently moving forward in development.

Commissioner Miller asked Mr. Braselton if he shares the same response about being under construction by early next year. Bart Braselton stated this would be probable. He stated that much of the development was done to help the connectivity of CR 33. He stated that the market conditions should weigh on the commission's decision for time extensions.

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 item 4 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

A. Plat

2. [25-1440](#) PL8886
FINAL - Laughlin Subdivision
Lot 16A & 16B, Block 3
(0.49 Acres)

(District 2) Generally located at 3414 Houston Street, north of Houston Street

and east of
Kostoryz Road.

Attachments: [PL8886FinalPlatCoverTab](#)
 [PL8886ClosedCommentReport](#)
 [PL8886LatestPlat](#)

3. [25-1484](#) PL8892
 FINAL - LEXINGTON PLACE
 Lot U
 (0.22 acres)

(District 3) Generally located at 4921 Kostoryz Road, west of Kostoryz Road and south of McArdle Road.

Attachments: [PL8892CoverTabFinal](#)
 [PL8892 Closed Comment Report](#)
 [PL8892LastestPlat](#)

B. Plat Extension

4. [25-1485](#) 22PL1109
 FINAL - London Towne Unit 9A
 (18.42 acres)

(OCL) Generally located south of Farm-to-Market Road 43 and north of County Road 33

Attachments: [Cover Txt Tab-Time Ext 2025](#)
 [Extension of Time - Final Plat.pdf \(1\).crdownload](#)
 [Approved plat 9-21-22](#)

VI. Director's Report

Andrew Dimas stated the commissioners there could be the possibility of emails rec'd under the guise as PC information. The city IT departments has been alerted and recommends commissioners not to open any links and to report it to himself if any are received.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:59 pm.