



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, January 21, 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 Commissioner Cantu absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: All commissioners in attendance at 1.7.2026 meeting

IV. Approval of Minutes: January 7, 2026

Vice Chairman Munoz made a motion to approve the meeting minutes from January 7, 2026, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [26-0083](#) January 7, 2026 Meeting Minutes

Attachments: [1.7.26 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items #2 & 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.

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

Commissioner Budd made a motion to approve consent agenda items #2 & 3 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plats

2. [26-0053](#) PL9077 **REPLAT - Port Aransas Cliffs** Lot 65A Block 117 (0.24 Acres)

(District 2) Generally located at 208 Doddridge Street on the northeast corner of Doddridge Street and Aransas Street.

Attachments: [PL9077ReplatCoverTab](#)
 [PL9077ClosedCommentReport](#)
 [PL9077Latest Plat](#)

3. [26-0093](#) PL9085
 REPLAT - El Oso Dormido
 Lots 1R and 2, Block 1
 (4.83 acres)

(District 4) Generally located at 2337 Yorktown Boulevard, south of Sera Street, east of Armani Street, and west of Roscher Road.

Attachments: [PL9085ReplatCoverTab](#)
 [PL9085ClosedCommentReport](#)
 [PL9085LatestPlat](#)

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

With Commissioner Hedrick abstaining, agenda item #4 was presented by Jorge Chavez, Public Works.

The purpose of this item is to address developer requests to amend the City's Roadway Master Plan Map and the Urban Transportation Plan Map of Mobility CC, transportation elements of the Comprehensive Plan of the City of Corpus Christi, by deleting two proposed C1 Collectors, Project 1-AO and Project 1-AN. Project 1-AN and 1-AO impact the Meadow Ridge subdivision. Project 1-AO impacts the Nemec Towne Center Phase 2, Block 1 subdivision. Agents for both developments have requested both projects be removed from their respective sites. City Staff recommends maintaining Project 1-AN on the master plan. Project 1-AON is recommended to be maintained from the limits of Project 1-AN to the (east) property line of the Meadow Ridge subdivision. Project 1-AO is recommended for removal from the Nemec Towne Center Phase 2, Block 1 subdivision.

Commissioner Miller asked who owns property between River Ridge and Meadow Ridge. States his concern is that the developer at Meadow Ridge will be building a road with no planned connectivity for a while. Commissioner Miller stated he does not see how the issue of public safety is addressed if the C-1 collector isn't built out on commercial development. Connectivity would be very beneficial to the proposed developments.

Chairman Salazar-Garza states it seems this body approves the master plan and years later as development starts, we have to make amendments.

Commissioner Teichelman stated like Commissioner Miller this is an all or nothing plan

amendment. Again, focusing on the issue of public safety.

Vice Chair Munoz asked if developments over 80 must have two points of access for emergency vehicles. He stated if they do follow staff's recommendation, there will be only one access point for emergency vehicles and if this was following fire department code

Tony Perez, Fire Marshal & Assistant Fire Chief. He states yes, it is vital to have secondary points of access on a development. He clarified that there are instances they have allowed one access point based on the future development (ex: Rancho Vista). He also stated they could gate off the Cul de sac entrance and only fire would have access to get to the rear part of the development This could be an amendment
With no other questions from staff, Chairman Salazar-Garza opened up for public comment.

Moses Mostaghassi, MPM Development, spoke on behalf of his property. He stated he wanted to body to understand there is a UTP amendment not being followed to the east with an approved plat maybe not constructed but one that has been approved on their prelim. He also stated they can gate the community with its two access points.

Commissioner Miller asked if the developer will still have to provide connectivity if they choose to change the development to a gated community.

Renee Couture, Assistant Director of Public Works stated the plat must conform to the master plan. For it to be approved as a gated community you would have to remove the alignment from the master plan.

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

Commissioner Munoz made a motion to delete the two proposed C-1 collector roads from the Roadway Master Plan. Commissioner Teichelman seconded. Vote: Aye: Chairman Salazar-Garza, Vice Chairman Munoz, Commissioners Budd, Teichelman, Esparza, & Jackson. Nay: Commissioner Miller. Motion passes

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

4. [26-0082](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of Two Proposed C1 Collectors

Attachments: [RMP Amendment \(Project 1-AO 1-AN\) -PC-1.21.26](#)
[Presentation - Nemec Meadow -PC-1-21-26](#)

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 7:13 pm.