



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, October 29, 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 Vice Chairman Mandel and Commissioner Munoz absent.

II. PUBLIC COMMENT:

Shirin Delsooz spoke to the commission about citizens who do not have a car. She stated sidewalks are not enough and the city needs more protected bike lanes along with a better public transit system.

III. Approval of Absences: Commissioner Teifke (10.15.2025 meeting)

Commissioner Miller made a motion to approve of the absence of Commissioner Teifke. Commissioner Budd seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: October 15, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from October 15, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [25-1687](#) October 15, 2025 Meeting Minutes

Attachments: [10.15.25 PC Meeting Minutes- DRAFT](#)

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

At the request of Chairman Salazar-Garza, agenda items # 3 & 4 was removed from the consent agenda due to further discussion needed.

Andrew Dimas, Development Services introduced item #2 into record. The plat 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 #5 & 6 into record and staff recommend approval for the rezoning request.

Commissioner Hedrick asked if there was a structure on the property for item #5 and if it was to be demolished. Andrew Dimas stated it looks to still be there based on aerial maps but that the owner would be demoing the structure as part of the rezoning plan.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #2, 5, & 6. Being none, public comment was closed.

Commissioner Miller made a motion to approve consent agenda items #2, 5, & 6 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plat

2. [25-1672](#) PL8774
FINAL: Countiss
Lot 3 Block 2
(0.51 Acres)

(District 1). Generally located at 4544 Sharpsburg Road, north of Interstate 37 and Up River Road, and south of Figueroa Street.

Attachments: [PL8774FinalPlatCoverTab](#)
[PL8774ClosedCommentReport](#)
[PL8774LatestPlat](#)

B. Zoning

3. [25-1679](#) Zoning Case No. ZN8725, 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: [ZN8725 Coastal Dunes LLC Staff Report](#)
[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)

Andrew Dimas, Development Services introduced item #3 into record. 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. Staff is recommending approval.

With no questions from staff. Chairman Salazar-Garza opened for public comment on item #3.

The following spoke in opposition to the rezoning during public comment:
William W. Sommers
Elaine Clemens

John Lee
Philip Tinsley
Jay Dyer
Ron Wolfe
Jim Handzel

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

Commissioner Hedrick asked Andrew Dimas if he would elaborate on the requirements for the notification process for the zoning changes. Andrew Dimas stated the 200ft notification radius from the property to be rezoned is set by the Texas government code. The key phrase to who receives the notices is whom is listed on the ownership on the latest tax rolls received. He stated the Condo 4592 was listed on the tax information available to the city in GIS. He stated since there was not an address listed on the most up to date tax rolls, notification was not mailed out. Andrew Dimas addresses the citizens' concerns and stated in the event of any future rezoning, that the citizens visit the appraisal district and ask why their information was not presented on the previous tax rolls and possibly update.

Commissioner Miller stated the commission is only looking at the rezoning of the property right now. He stated the development presented in the presentation is not set yet. Andrew Dimas stated this development for now is going to be smaller than what the property will be zoned for. Commissioner Miller the development will be brought back to commission during the platting phase where the traffic and drainage concerns will be addressed.

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

4. [25-1680](#) Zoning Case No. ZN8874, Pasadena Land Holdings, Inc. (District 4). Ordinance rezoning a property at or near 7801 Wooldridge Road from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8874 Pasadena Land Holdings Inc. Staff Report](#)
[ZN8874 Pasadena Land Holdings Inc. PowerPoint Presentation](#)

Andrew Dimas, Development Services introduced items #4 into record and staff recommend approval for the rezoning request with Commissioner Cantu abstaining from agenda item.

Commissioner Hedrick asked the reasoning for the rezoning of only a odd, shaped section and not the whole lot. Andrew Dimas stated the developer is probably just aligning to follow the plat.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #4.

Mark Jackson appeared in opposition item #4 due to the high volume of traffic has the undeveloped area begins to grow.

Jerry Benavides, project engineer of property, stated this was a small part of the larger development of the area. This will be done in phases. He stated during the subdivision phases they will address the traffic concerns.

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

5. [25-1681](#) Zoning Case No. ZN8885, Andrea and Daovone Xayasene (District 3). Ordinance rezoning a property at or near 5113 Larcade Drive from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8885 Andrea & Daovone Xayasene](#)
[ZN8885 Daovone and Andrea Xayasene PowerPoint Presentation](#)

6. [25-1682](#) Zoning Case No. ZN8910, Paul and Melba Savoy (District 1). Ordinance rezoning a property at or near 3202 East Causeway Boulevard from the "CR-1" Resort Commercial District to the "RM-AT" Multifamily Apartment Tourist District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8910 Paul and Melba Savoy Staff Reprot](#)
[ZN8910 Paul and Melba Savoy PowerPoint Presentation](#)

VI. Director's Report

Andrew Dimas mentioned that Commissioner Teifke has resigned from the Planning Commission.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:15 pm.