



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, July 23, 2025

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

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

#### II. PUBLIC COMMENT: None

#### III. Approval of Absences: Commissioner Miller (7.9.2025 meeting)

Commissioner Mandel made a motion to approve the absences of Commissioner Miller. Commissioner Teichelman seconded. Vote: All Aye. Motion passed

#### IV. Approval of Minutes: July 9, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from July 9, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

#### 1. [25-1077](#) Planning Commission Meeting Minutes DRAFT 7.9.2025

Attachments: [7.9.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, 4, 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 and staff recommend approval for the conditional approval plats.

Andrew Dimas, Development Services introduced item 11 into record and staff recommend approval for time extension.

Andrew Dimas, Development Services introduced item 12 into record and staff recommend approval for the rezoning request.

Vice Chairman Salazar-Garza opened the floor for questions/comments on items 9 & 10 due to Commissioner Hedrick abstaining.

Commissioner Budd asked about item 9 regarding the entrance points only being on one road. Andrew Dimas stated the entrance points were on Warrior Dr. and Haven. Andrew Dimas stated there can be access roads cross from commercial into residential.

Vice Chairman Salazar-Garza asked if there were any other questions 9 and 10. Being none, public comment was opened. Comment closed.

Commissioner Miller made a motion to approve the consent agenda items 9 & 10 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

Vice Chairman Salazar-Garza opened the floor for questions/comments on items 2, 3, 4, 5, 6, 7, & 8 and 11 & 12.

Commissioner Munoz asked about item 3 stating that two lots of the plat deemed unbuildable because of AT&T easements. Andrew Dimas stated the AT&T easements will be relocated. During this occurring the owner can begin building on the other lots and eventually come back to the two lots in question amending the plats.

Commissioner Miller asked about item 12 stating they have previously discussed this property. Andrew Dimas stated back in 2022 they were requesting CG2 but the new owner is wanting to expand into more commercial development. The recommendation would be "ON" due to purely being office or multifamily along for another access point and parking on the property.

Commissioner Hedrick asked about item 11 regarding at what point would the City require PI plans to be submitted when a plat was to be approved. Andrew Dimas stated this changed at the beginning of this year. PI plans only need to be submitted with final plats. Approval of the public improvement plans is not required before the Planning Commission's review. . He stated this one is asking for a time extension due to working on the PI plans still.

Vice Chairman Salazar-Garza asked if there were any other questions items 2, 3, 4, 5, 6, 7, & 8 and 11 & 12. Being none, public comment was opened. Comment closed.

Commissioner Miller made a motion to approve the consent agenda items 2 - 8 and 11 & 12 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

**A. Plat**

2. [25-1144](#) PL8566  
**PRELIMINARY PLAT- Oso Ranch Unit 1B**  
(16.73 Acres)

(District 4) Generally located at 2449 Flour Bluff Drive, south of Purdue Road and west of Flour Bluff Drive.

**Attachments:**     [PL8566 Oso Ranch Cover Tab](#)  
                              [PL8566OsoRanchUnit1BclosedComments](#)  
                              [PL8566OsoRanchPrelimPlat](#)

3. [25-1083](#) PL8690  
**REPLAT - Lynnwood Place Unit 1**  
Lots 1-7, Block D  
(1.41 acres)

(District 2). Generally located at 5310 Surrey Lane, east of Surrey Lane and north of Tiger Lane.

**Attachments:**     [PL8690ReplatCoverTab](#)  
                              [PL8690ClosedCommentReport](#)  
                              [PL8690LatestPlatPg1&2](#)

4. [25-1101](#) PL8773  
**REPLAT - Bessar Park**  
Lot 8R Block 5  
( 0.24 Ac.)

(District 2). Generally located at 223 Rosebud Ln, south of Rosebud Ln. and east of Santa Fe Street.

**Attachments:**     [PL8773ReplatCoverTab](#)  
                              [PL8773ClosedCommentReport](#)  
                              [PL8773Latest Plat](#)

5. [25-1138](#) PL8768  
**REPLAT - Surrey Place Unit 1**  
Lots 3A & 3B, Block 25  
(1.84 Acres)

(District 3). Generally located at 5354 Kostoryz Road, east of Kostoryz Road, and north of Sokol Drive.

**Attachments:**     [PL8768 Surrey Place Cover Tab](#)  
[PL8768ClosedCommentReport](#)  
[PL8768LatestPlat](#)

6.     [25-1142](#)     PL8736  
                 **REPLAT - Flour Bluff Estates**  
                 Lots 5R and 15R, Block E  
                 (1.76 Acres)

(District 4). Generally located at 10414 South Padre Island Drive, east of Waldron Road and north of South Padre Island Drive.

**Attachments:**     [PL8736 Flour Bluff Estates Cover Tab](#)  
[PL8736ClosedCommentsReport](#)  
[PL8736LatestPlat](#)

7.     [25-1131](#)     PL8819  
                 **FINAL PLAT - Southside Storage Tract**  
                 Lot 1, Block 1  
                 (1.166 acres)

(District 5) Generally located at 7106 Brooke Road, on the north corner of Rodd Field Road and Brooke Road.

**Attachments:**     [PL8819CoverTabFinal](#)  
[PL8819 Closed Comment Report](#)  
[PL8819LatestFinalPlat](#)

8.     [25-1137](#)     PL8811  
                 **FINAL PLAT- Kosar Addition**  
                 Lot 1R Block 8  
                 (1.84 Acres)

(District 3). Generally located at 3146 Highland Drive, north of Highland Drive east of Osage Street.

**Attachments:**     [PL8811 Kosar Add Cover Tab](#)  
[PL8811ClosedCommentReport](#)  
[PL8811LatestPlat](#)

**B. Plat-Conditional Approval**

9.     [25-1145](#)     PL8742  
          **PRELIMINARY PLAT - Yellowstone**  
          (154.42 Acres)

(District 1). Generally located north of Haven Road and west of Warrior Road

**Attachments:**     [PL8742 Yellowstone Cover Tab](#)  
                          [PL8742YellowstonePrelimClosedOpenReport](#)  
                          [YellowstonePrelimPlat6202025](#)

10.    [25-1146](#)     PL8719  
          **FINAL PLAT - King's Landing Unit 11**  
          (38.07 Acres)

(District 3) Generally located at 1498 Farm-to-Market Road (FM) 43, north of FM 43 and east of Digger Ln.

**Attachments:**     [PL8719KLUnit11ConditionalApproval](#)  
                          [PL8719KL11ClosedOpenReport](#)  
                          [PL8719KL11FinalPlat6192025](#)

**C. Time Extension**

11.    [25-1154](#)     PL8076  
          **EXTENSION REQUEST - Azali District 1 (Final)**  
          (28.90 acres)

(District 3): Generally located at 3602 Saratoga Boulevard, north of Saratoga Boulevard, and south of Glenway Drive, east of Kostoryz Road and west of Weber Road.

**Attachments:**     [PL8076PlatExtCoverTab](#)  
                          [PL8076Latest Plat](#)  
                          [PL8076 Plat Ext Request](#)

**D. Zoning**

12.    [25-1136](#)     Zoning Case No. ZN8769, Gary W. Crook (District 1). Ordinance rezoning a property at or near 14454 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:**     [ZN8769 Gary Crook Staff Report](#)  
[ZN8769 Gary Crook PowerPoint Presentation](#)

**VI. Director's Report**

Andrew Dimas spoke about the newly appointed commissioner coming on board once he is sworn in. Orientation would be done at DSD just to go over the procedures regarding planning commission. An election of officers would also be done at the upcoming meeting.

**VII. Future Agenda Items: None**

**VIII. Adjournment**

With no other business to conduct, Vice Chairman Salazar-Garza adjourned the meeting at 5:42 pm.