



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, October 1, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:33 pm. A quorum was present to conduct the meeting with Commissioners Miller and Teifke absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: None (all members were present at 9.17.2025 PC meeting)

IV. Approval of Minutes: September 17, 2025 Meeting Minutes

Vice Chairman Mandel made a motion to approve the meeting minutes from September 17, 2025, as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passed.

[25-1542](#) Planning Commission Meeting Minutes DRAFT 9.17.2025

Attachments: [9.17.25 PC Meeting Minutes- DRAFT](#)

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

At the request of Chairman Salazar-Garza, agenda item C was removed from the consent agenda due to further discussion needed.

Andrew Dimas, Development Services introduced items A and B 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.

Vice Chairman Mandel asked about item B regarding if the first two extensions requested were based on the same reasoning for the third request. Andrew Dimas stated yes and that the owner cited financial issues for the extension request. He also stated there has been no development and/or construction started on the site at this time. Commissioner Munoz asked for more details regarding their financial issues. Andrew Dimas stated the email read "the developer is still working with HUD on financing this development. Several factors include apartment market in CC, high construction, interest, insurance costs along with high property taxes. The developer has invested a lot of

money into this project and is looking to move forward with the conditions improve.”

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

Vice Chairman Mandel made a motion to approve consent agenda items A & B as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

A. Plat

[25-1537](#) PL8707
PRELIMINARY - NEMEC TOWNE CENTER PHASE 2
Block 1
(25.34 acres)

(District 5) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

Attachments: [PL8707CoverTab](#)
[PL8707 Closed Comment Report](#)
[PL8707 Latest Plat](#)

[25-1538](#) PL8912
REPLAT - Bluff Portion Addition
Lot 5R, Block 19
(0.23 Acres)

(District 1) Generally located at 717 North Tancahua Street, on the southwest corner of North Tancahua Street and Antelope Street.

Attachments: [PL8912ReplatCoverTab](#)
[PL8912ClosedCommentReport](#)
[PL8912LatestPlat](#)

B. Plat-Time Extension

[25-1547](#) 22PL1061
FINAL - Landmark at Airline
(11.16 acres)

(D5) Generally located at 3538 Airline Road, north of Slough Road, and west of Rodd Field Road.

Attachments: [22pl1061 Cover Txt Tab-Time Ext 2025](#)
[Time Extension Request - 9-8-2025](#)
[Approved plat 9-21-22.pdf \(1\)](#)

C. Zoning

Andrew Dimas, Development Services introduced item C. into record Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District. Staff is recommending approval.

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

The following spoke in opposition of the rezoning for the property:

Myra B. Alaniz

Holly Bockholt

BJ Johnston

With no more public comment, Chairman Salazar-Garza closed and opened for more discussion.

Commissioner Teichelman asked about the notices mailed out for the rezoning. Andrew Dimas stated there was only one notice in the buffer zone on Amanda Ln. that was mailed out. Commissioner Teichelman asked how far away the proposed ammonia plant from this rezoning area and if that affects the zoning issues. Andrew Dimas stated environmental perimeters are not with the review criteria for change of land use. Commissioner Cantu asked if there was mention that Amanda Ln. would connect to the new development. Andrew Dimas stated he spoke with Commissioner Pusley and the county has accepted Amanda Ln. as a public street and the County was maintaining the road. Commissioner Teichelman asked about the expansion of roads if the only access points into the new subdivision are three existing roads currently. Andrew Dimas stated with the number of homes to be developed would not generate enough traffic to change to a collector road.

Commissioner Hedrick made a motion to approve agenda items C as presented by staff. Commissioner Budd seconded. Vote: Aye- Chairman Salazar Garza, Commissioners Cantu, Munoz, Hedrick, Budd, and Teichelman; Nay- Vice Chairman Mandel. Motion passes.

[25-1539](#) Zoning Case No. ZN8855, William Mays (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8855 William Mays Staff Report](#)
 [ZN8855 William Mays](#)

VI. Public Hearing: Discussion and Possible Action (Item D)**D. Deferred Agreement**

Andrew Dimas, Development Services introduced item D. into record. The plat for Solid Rock Industrial Park Phase I was approved by Planning Commission on May 1, 2024. A layout of existing and proposed improvements is included as Exhibit 2 of the agreement. The development is located north of Old Brownsville Rd. and Junior Beck

Solid Rock Commercial Properties Ltd is requesting deferment of the public improvements for Solid Rock Industrial Park Phase I without financial security. Any deviations from the approved standard form deferment agreement require a recommendation from the Planning Commission and approval by the City Council in accordance with UDC Section 8.1.10.B.4. Standard form deferment agreements require financial security in the amount of 110% of the cost of the deferred improvements

The Deferment Agreement for consideration provides no financial security. In lieu of financial security, the agreement provides that no building permit for vertical structures shall be issued for all or any portion of the real property that is subject of the plat until the deferred improvements are constructed and accepted by the City. If the owner defaults, the City shall not issue any building permits for vertical structures or certificate of occupancy. Additionally, the City may move to vacate such plat.

Commissioner Hedrick asked how long before the city is done with the current project so the developer can connect to the lines. Andrew Dimas stated it is likely that the city will be completed around February or March at the latest.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item D. Being none, public comment was closed.

Vice Chairman Mandel made a motion to approve consent agenda item D as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

**25-1546 DEFERMENT AGREEMENT FOR
PROJECT: PL8160**

Solid Rock Industrial Park Phase I - Final Plat of 37.9 Acres Located north of Old Brownsville Rd. and Junior Beck Dr.

Attachments: [PC1-Cover Txt Tab-Deferment Agreement](#)
[PC2-Agenda Memo - Deferment Agmnt - Solid Rock Ind Park\(PI\)](#)
[Deferment Agreement - Solid Rock 9.23.25](#)
[PC3A-PC Presentation-Solid Rock Industrial Park \(Def Agmnt\)](#)

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 6:19 pm.