



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, February 18, 2026

5:30 PM

Council Chambers

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 Commissioners Miller & Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Munoz, Commissioners Miller and Budd (2.4.2026 meeting)

Commissioner Cantu made a motion to approve of the absences of Vice Chairman Munoz and Commissioners Miller & Budd (2.4.2026 meeting). Commissioner Jackson seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: February 4, 2026

Commissioner Esparza made a motion to approve the meeting minutes from February 4, 2026, as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

1. [26-0231](#) February 4, 2026 Meeting Minutes

Attachments: [2.4.26 PC Meeting Minutes- DRAFT](#)

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

With Commissioner Hedrick abstaining, Chairman Salazar-Garza stated agenda items #2 & 8 would be presented first.

Andrew Dimas, Development Services introduced items #2 & 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.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #2 & 8. Being none, public comment was closed.

Vice Chair Munoz made a motion to approve consent agenda items #2 & 8 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

Andrew Dimas, Development Services introduced items #3, 4, 5, 6, & 7 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 into record. The plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced #10 into record. Ordinance rezoning a property at or near 7409 McArdle Road from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit. Staff recommends approval.

Chairman Salazar-Garza asked about agenda item #10. Andrew Dimas stated the rezoning request for the special permit is because the owner is installing a cell tower that will exceed the current MPH threshold. Chairman Salazar-Garza asked if there were any height restrictions and Andrew Dimas stated the UDC restrictions are more for fall dimensions and windstorm restrictions that the tower would need to meet.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #3, 4, 5, 6, 7, 9, & 10. Being none, public comment was closed.

Commissioner Budd made a motion to approve consent agenda items 3, 4, 5, 6, 7, 9, & 10. as presented by staff. Vice Chair Munoz seconded. Vote: All Aye. Motion passes.

A. Plats

- 2. [26-0247](#) PL8879
PRELIMINARY PLAT - RIVERSTONE TRAILS PHASE I
(24.87 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL8877PreliminaryPlatCoverTab](#)
 [PL8877 Closed Comment Report](#)
 [PL8877LatestFinalPlat](#)

- 3. [26-0199](#) PL9117
REPLAT - BROOKLYN ADDITION
Lots 14R, Block G
(0.5 Acres)

(District 1) Generally located at 2816 North Shoreline Boulevard, north of Pearl Street, south of Breakwater Avenue, and east of Surfside Boulevard.

- Attachments:** [PL9117ReplatCoverTab](#)
 [PL9117ClosedCommentReport](#)
 [PL9117LatestPlat](#)

4. [26-0226](#) PL9042
 REPLAT - SARATOGA INDUSTRIAL PLACE UNIT 2
 Lots 11R & 12R, Block 1
 (1.78 Acres)

(District 3) Generally located at 2334 Pollex Avenue, south of Saratoga Boulevard, and east of Ayers Street.

- Attachments:** [PL9042SaratogaInd.PlaceU2](#)
 [PL9042ClosedCommentReport](#)
 [PL9042LatestPlat \(2\)](#)

5. [26-0232](#) PL9118
 REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 1
 Lots 51-56, Block 1
 (0.60 Acres)

(District 1) Generally located at 502 Eighteenth Street, north of Mary Street, south of Marguerite Street, east of 19th Street, and west of 17th Street.

- Attachments:** [PL9118CDCBTranch1CoverTab](#)
 [PL9118ClosedCommentReport](#)
 [PL9118CDCBT1LatestPlat](#)

6. [26-0246](#) PL9126
 REPLAT - STEELE ADDITION
 Lot 63, Block 5
 (0.82 acres)

(District 1) Generally located at 2701 Agnes Street, north of Bluntzer Street, east of South Port Avenue, and west of Bluntzer Street.

- Attachments:** [PL9126ReplatCoverTab](#)
 [PL9126 Closed Comment Report](#)
 [PL9126LatestPlat](#)

7. [26-0248](#) PL9043
 FINAL - NEMEC TOWNE CENTER PHASE 2

Block 1
(25.34 acres)

(District 1) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

- Attachments:** [PL9043FinalPlatCoverTab](#)
 [PL9043 Closed Comment Report](#)
 [PL9043LatestFinalPlat](#)

8. [26-0254](#) PL9069
 FINAL- MEADOW RIDGE SUBDIVISION
 (15.54 Acres)

(District 1) Generally located at 3402 County Road (C.R.) 52, north of C.R. 50, south of Northwest Boulevard, east of C.R. 69, and west of Highway 77.

- Attachments:** [PL9069MeadowRidgeCoverTab](#)
 [PL9069ClosedCommentReport](#)
 [PL9069LatestPlat](#)

B. Plat-Conditional Approval

9. [26-0253](#) PL9141
 FINAL- PARK PID UNIT 2
 Lot 11 Block 1
 Conditional Approval
 (9.02 Acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

- Attachments:** [PL9141PARK PID U2CondCoverTab](#)
 [PL9141ConditionalCommentReport](#)
 [PL9141LatestFinalPlat](#)

C. Zoning

10. [26-0228](#) Zoning Case No. ZN9062, Gulfway Mobile Home Park (District 4). Ordinance rezoning a property at or near 7409 McArdle Road from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9062 Gulfway Mobile Home Park Staff Report](#)
[ZN9062 Gulfway Mobile Home PC PowerPoint Presentation \(2\)](#)

VI. Director's Report: None

VII Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:38 pm.