



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, September 3, 2025

5:30 PM

Council Chambers

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#### 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 Commissioners Budd and Munoz absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Vice Chair Mandel (8.20.2025 Meeting)

Commissioner Miller made a motion to approve the absence of Vice Chair Mandel. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

#### IV. Approval of Minutes: August 20, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from August 20, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

#### 1. [25-1427](#) Planning Commission Meeting Minutes DRAFT 8.20.2025

Attachments: [8.20.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, 4, & 5 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.

Andrew Dimas, Development Services introduced item 7 into record and staff recommend denial, and in lieu thereof, approval to the "CN-1/SP" Neighborhood Commercial District with a Special Permit.

Commissioner Hedrick asked regarding the special permit restriction items allowed in the zone. Andrew Dimas explained the slide in detail. Commissioner Hedrick asked if they would be allowed only to sell cars and not work on, for example, an oil change. Andrew Dimas stated they could do an oil change and any other light maintenance with is allowed in the "CN-1/SP" Neighborhood Commercial District with a Special Permit..

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

Commissioner Miller made a motion to approve consent agenda items 2, 3, 4, 5 & 7. as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

**A. Plat**

2.    [25-1396](#)    PL8866  
                  **REPLAT - Bank Park Plaza**  
                  Lots 1R & 8R, Block 2  
                  (4.01 Acres)

(District 2) Generally located at 4215 S. Staples Street, south of Staples Street and east of Everhart Road.

**Attachments:**    [PL8866 Replat PlatCoverTab](#)  
                          [PL8866ClosedCommentReport](#)  
                          [PL8866LatestPlat](#)

3.    [25-1399](#)    PL8856  
                  **REPLAT - Nueces Gardens No. 2**  
                  Lots 50A, 50B, 50C, and 50D  
                  (6.35 acres)

(District 1) Generally located at 4137 Starlite Lane, northwest of Starlite Lane between Starlite Lane and Leonard Drive.

**Attachments:**    [PL8856ReplatCoverTab](#)  
                          [PL8856ClosedCommentReport](#)  
                          [PL8856LatestPlat](#)

4.    [25-1381](#)    PL8878  
                  **FINAL PLAT - Laughlin Subdivision**  
                  Lot 22A, Block 3  
                  (0.50 Acres)

(District 2) Generally located at 3308 Houston Street, north of Houston Street and east of Kostoryz Road.

**Attachments:**    [PL8878FinalPlatCoverTab](#)  
                          [PL8878ClosedCommentReport](#)  
                          [PL8878LatestPlat](#)

**B. Plat-Time Extension**

5. [25-1433](#) 21PL1015  
**PRELIMINARY - Pin Oak Terminal**  
(227.22 acres)

(District 1) Generally located at 6630 Agnes Street (Highway 44), on the northeast corner of Hopkins Road and Agnes Street.

**Attachments:**     [21PL1015 Cover Txt Tab-Time Ext 08.26.25-1](#)  
                              [Time Extension Request -20250818](#)  
                              [PC Memo Pin Oak Terminal Sidewalk Waiver.pdf.crdownload](#)  
                              [21PL1015 Preliminary Plat APPROVED](#)

**C. Zoning**

6. [25-1415](#) Zoning Case No. ZN8823, Corpus Project, LLC. (District 4). Ordinance rezoning a property at or near 125 Glenoak Drive from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:**     [ZN8823 Corpus Project LLC](#)  
                              [ZN8823 Corpus Project LLC](#)

Andrew Dimas, Development Services introduced item 6 into record the rezoning of property at or near 125 Glenoak Drive from the “RS-6 Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District. Staff is recommending approval.

Andrew Dimas stated there were six notices received in opposition of the rezoning of the property.

Commissioner Miller asked about the lots not included in the rezoning area. Andrew Dimas stated that they are separately owned. Commissioner Miller asked if those properties were built out already and Andrew Dimas stated they were not.

Commissioner Cantu mentioned that on the south side of the property there looks to be a body of water. Andrew Dimas stated there are retention and tidal ponds on the property which tend to fill up due to overflow of water. He also stated there has never been an instance were a habitable structure has been built into a wetland.

Commissioner Teichelman asked if lots 21, 22, 23 would have to conform to the new zoning. Andrew Dimas stated no, and they would remain “RS-6”.

Commissioner Hedrick asked if the property is rezoned "RM-1" they could still build single family, but would they be able to build "RS -4.5" or smaller. Andrew Dimas stated this would not be allowed by UDC. He stated the minimum lot size is 6,000 sq ft so they could not go lower if granted "RM-1"

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

The following spoke in opposition of the rezoning during public comment:

Michael Parker  
Ken Karrer  
Andrew Hill  
Cheryl Stubblefield  
Lori Meredith  
John Stubblefield  
Randall White

Ken Brown with Brown & McDonald, PLLC. appeared on behalf of the applicant. He stated the issues brought up with drainage, roadways and utilities have all been addressed in the pre-planning stages. He stated that plats of commercial and residential have been designed and will be submitted if the zoning is passed. Ken Brown stated they intend to build 26 duplexes (52 units total) which is three units per acre. The commercial property would be in range of 8,000 sq feet and would likely have 4 users in the property space.

Chairman Salazar-Garza stated the developer would have to accommodate the older development that is there already in the area in order to not cause any drainage issues.

With no other questions being asked, Chairman Salazar-Garza closed public comment.

Commissioner Miller stated all the public comments heard today are of concern but those are items that will be addressed during the platting phases. He stated this is being brought forth today to the commission to determine if this property is appropriate to be rezoned.

Chairman Salazar-Garza stated this is just a recommending board and the citizens' concerns could be taken to council when the zoning case is presented at future date.

Commissioner Miller made a motion to approve agenda item 6 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

7. [25-1416](#) Zoning Case No. ZN8853, Eduardo Gonzalez (District 3). Ordinance rezoning a property at or near 4921 Kostoryz Road from the "RS-6" Single-Family 6 District to the "CG-1" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to the CN-1/SP).

**Attachments:**    [ZN8853 Eduardo Gonzalez](#)  
                              [ZN8853 Eduardo Gonzalez](#)

**VI.     Director's Report: None**

**VII.    Future Agenda Items**

Andrew Dimas stated UDC amendments and proposed fee adjustments would be presented to the commission soon.

**VIII.   Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:36 pm.