



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, August 20, 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 Chair Mandel absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Miller (8.6.2025 meeting)

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

IV. Approval of Minutes: August 6, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from August 6, 2025, as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passed.

1. 25-1326 Planning Commission Meeting Minutes DRAFT 8.6.2025

Attachments: [8.6.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2 & 3 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.

Chairman Salazar-Garza opened the floor for questions/comments on items 2 & 3.

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

Commissioner Munoz made a motion to approve consent agenda items 2 & 3. as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

A. Plat

2. [25-1364](#) PL8653

FINAL- Corpus Christi Holly Addition

Lot 2 and 2A Block 1

(11.86 Acres)

(District 5) Generally located at 2101 Rodd Field Road, west of Rodd Field Road and South of Holly Road.

Attachments: [PL8653CorpusChristiHollyAddCoverTab](#)
[PL8653ClosedCommentReport](#)
[PL8653LatestPlat](#)

B. Time Extension

3. [25-1361](#) 23PL1016

FINAL - Graham Estates

(20.00 acres)

(District 3) Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Attachments: [23PL1016 Time Extension2_Cover Tab 2025](#)
[200030 - PLAT - GRAHAM ESTATES](#)
[23PL1016 Time Extension Request](#)

VI. Public Hearing: Discussion and Possible Action (Items C & D)**C. Time Extension**

Andrew Dimas, Development Services introduced items 4 into record. The zoning was applied for in 2017 and the PUD was approved by council in 2019. The original plat was approved by PC in 2022 and subsequently given four 6-month time extensions. This is now the second 12-month time extension for the plat.

Commissioner Hedrick asked if nothing significant has changed with the code since the original approval of the plat. Andrew Dimas stated the PUD is still good, but nothing has progressed on the plat.

Chairman Salazar-Garza stated there are no rules to how many times PC can approve extensions. Andrew Dimas stated that the State has not made any changes regarding how the city governs time extensions. It is merely states its up the city on how to keep plats valid.

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

Xavier Galvan, Urban Engineering, on behalf of the client of this project. He stated the Urban Engineering did not have a dedicated engineer for this project due to changes at the company. There have been public improvement plans but those expired when the first plat expired. He stated currently the development dealing with financial issues so they are not able to move forward and this is why they are requesting the second time extension.

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

Commissioner Miller made a motion to approve public hearing item 4. as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

4. [25-1362](#) 22PL1001
FINAL - The Villa PUD
(2.35 acres)

(District 4) Generally located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [22PL1001 Time Extension_Cover Tab 2025](#)

[The Villas PUD R1 7-21-22](#)

[22PL1001 2025 Time Extension Request2](#)

D. Proposed FY2025-2026 Capital Improvement Budget

Chairman Salazar-Garza stated agenda item 5 would be presented first so City Staff in attendance would be able to leave on time to make it to the City Budget Town Hall discussion.

Rudy Pena, Capital Budget Manager, presented the Proposed Fiscal Year 2025-2026 Capital Improvement Program (CIP) Budget. The recommendation is the adoption of the proposed capital improvement program budget.

Chairman Salazar-Garza opened the floor for questions/comments on item 5. Commissioner Miller had comments for Jeff Edmunds, Engineering Services, recommending that engineering have more input during stake holder meetings to help with budget on city projects. Edmunds states the more engagement and professional input we get in the cost estimates and scopes of work the better off we are.

Chairman Salazar-Garza stated for the street CIP she was notified that TXDOT is responsible for the road on Rand Morgan. Her concern is that there are no sidewalks on the road and it is a safety issue for the new development and the intermediate school nearby.

Ernesto De La Garza, Director of Public Works & interim ACM, stated Rand Morgan is a

TXDOT corridor. He stated there is design money for the project and the plan is to complete the design to meet with TXDOT standards. Jeff Edmunds stated the design was on Bond 24 but the City needs to figure out how to fund that section of road and so it can be brought up to an urban crossway project. He did state the construction is considered a long-term project.

Chairman Salazar-Garza stated she hopes that with this conversation that the city does take a serious look at these particular road issues for safety priorities.

Chairman Salazar-Garza stated the storm and drainage improvement project on 624 states the 1.2 million dollars that the city was to invest into the project and asked what is going to happen with money since TXDOT is funding a majority of the project. Ernesto De La Garza stated that TXDOT is improving the corridor as a whole. Jeff Edmunds stated there are discussions still pending that could allocate the monies to different projects.

Chairman Salazar-Garza stated there are a lot of issues that can be fixed with those allocated funds in the northwest part of the city.

Amy Cowley, Director of Management & Budget, stated for the type B authorizations there is a Type B governing board will have to consider and approve the projects that are funded with these allocations.

Commissioner Hedrick asked about the difference between the CIP long & short term programs and how they are identified. Rudy Pena stated the short-range programs are usually 3 years out and the long-range programs are 7 years out because those projects don't yet have funding assigned to them.

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 the recommendation for the proposed capital improvement program budget Fiscal Year 2025-2026. as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

5. [25-1325](#) Planning Commission recommendation of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

Attachments: [Agenda Memo Aug 20 FY2025-2026 Proposed Capital Budget](#)
[FY2026 Proposed Capital Budget Presentation Final](#)

VII. Director's Report

Andrew Dimas, Development Services, presented a briefing of the UDC amendments for the recent Texas State Legislative session. The following bills were discussed could impact the city of corpus Christi directly:

- HB 2464 (Effective Immediately) Amends UDC Section 5.3.2.F

- HB 24 (Effective September 1st) Amends UDC Section 3.1.7
- SB 599 (Effective Immediately) Amends UDC Section 5.2.4
- HB 3866 (September 1st) Amends UDC Section 5.2
- SB 15 (September 1st) Amends UDC Section 4.3
- SB 840 (September 1st) Amends UDC Section 4.3
- SB 1341 (September 1st) Amends UDC Section 1.11
- SB 1567 (September 1st) Amends UDC Section 1.11
- SB 5477 (September 1st) Amends UDC Section 5.2
- SB 541 (September 1st) Amends UDC Section 5.3.2.F

Andrew Dimas stated these legislative updates would be coming back to the planning commission in the next few months for further review.

6. 25-1346 UDC Amendments Briefing-Legislative Actions

Attachments: [2025 UDC Amendments Briefing-Legislative](#)

VIII. Future Agenda Items: None

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:38 pm.