



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes - Draft

Planning Commission

Wednesday, June 25, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30pm. A quorum was present to conduct the meeting with Commissioners Miller and Munoz absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Budd and Munoz

Commissioner Cantu made a motion to approve the absences of Commissioners Budd and Munoz. Vice Chairman Salazar-Garza seconded. Vote: All Aye. Motion passed

IV. Approval of Minutes: June 11, 2025 Meeting Minutes

Commissioner Mandel made a motion to approve the meeting minutes from June 11, 2025, as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

1. [25-0949](#) Planning Commission Meeting Minutes DRAFT 6.11.2025

Attachments: [6.11.25 PC MEETING MINUTES-DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, & 4 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 5 & 6 into record and staff recommend approval for the time extensions.

Chairman York opened the floor for questions/comments.

Chairman York asked regarding agenda item #5 if the plat reflects the latest flood maps. Andrew Dimas stated the map is correct, but the note needs to be updated. Chairman York asked if the PC is allowed to approve a time extension but with conditions regarding

updates with FEMA background. Andrew Dimas stated the corrections would be made before recordation.

Chairman York stated for agenda item #6 regarding the plat since it is a PUD. He asked if the CCW changed their policy regarding water utilities (public vs private). He asked if the PUD's utility plan was affected. Andrew Dimas states the PUD has a 24-month timeframe on them. Once the expiration date approaches the developer has two routes: 1) go back through the entire process to extend the timeframe of the PUD; 2) the developer can apply for complete building application that will continue to keep this version of the PUD alive in the code which it was approved. Andrew Dimas stated they have not submitted a current building application.

Commissioner Hedrick for agenda item #5 since the developer is awaiting an army corps of engineers' wetlands determination. He asked if they have submitted it and how long will it take to receive. Andrew Dimas stated the developer has submitted for the determination and it could take anywhere 6 to 8 months, but it all depends.

Commissioner Hedrick asked what the reasoning was for the first and second extension. He is concerned that if they ask for another request extension the reasoning cannot be that they are still waiting for the wetland's determination.

Chairman York stated how it works if developer continue requesting extensions based on "market conditions". He asked if there is a timeframe on a building application (if a developer applies for one) to keep the process moving forward but is not actually doing anything. Andrew Dimas said the UDC states they have to submit a building application but does not specify what type of permit needs to be pulled. Andrew Dimas states this is something that needs to be addressed by PC and to have a workshop on what requirements will need to be met in order to possibly be granted an extension. Changes to the criteria would have to be approved and to be placed in the UDC. Chairman York stated if PC can approve time extensions with the condition that when they submit the PI plans, they adhere to current code at time of submittal. Buck states this could not happen. PC would have to deny the time extension and the developer would have to start the process over.

Commissioner Hedrick asked if we could deny a 12-month extension and grant a 3-month extension instead. Andrew Dimas stated that it would have to be in the UDC as to what the commission is allowed to do but for this instance as in today, it could not be done. Vice Chairman Salazar-Garza asked if we had the workshop in the future based on would all the questions we had today would it clarify what PC can do with time extensions. Andrew Dimas stated it would help establishment requirement criteria for the time extension process. Vice Chairman Salazar-Garza stated this process would help the commission.

Commissioner Hedrick requested for future time extensions if more details can be added to help PC with their possible approval (ie: participation and/or reimbursement

agreements, etc.)

Being there was no more discussion, Chairman York opened public comment. No comment. Chairman York closed public comment.

Commissioner Hedrick made a motion to approve the consent agenda items 2, 3, 4, 5, & 6 as presented by staff. Vice Chairman Salazar-Garza seconded. Vote: All Aye. Motion passes.

A. Plat

2. [25-0946](#) PL8712
Checkout London Weber Preliminary Plat 2.194 Ac.
Location: SW corner of F.M.43 (Weber Rd.) and Hwy. 286

Attachments: [PL8712PrelimCoverTab](#)
[PL8712ClosedcommentReport](#)
[PL8712LatestPrelimPlat](#)

3. [25-0945](#) PL8730
Bayfront Terrace Blk. 4 Lots 7R & 8R
Location: SW corner of Ocean Dr. and Ayers St.

Attachments: [PL8730CoverTabReplat \(003\)](#)
[PL8730ClosedCommentReport](#)
[PL8730LatestPlat](#)

4. [25-0979](#) PL8704
Southside Stroage Tract Preliminary Plat 1.166 Ac.
Location: 7106 Brooke Rd

Attachments: [PL8704PrelimCoverTab](#)
[PL8704 Closed Comment Report](#)
[PL8704 Latest Prelim Plat](#)

B. Time Extension

5. [25-0944](#) 21PL1180-3rd Request for a 12 Month Extension.
Ocean Breeze Subdivision
Located: South of the city limits line and east of Hwy. 361

Attachments: [21PL1180PlatExtensionCovertab](#)
[21PL1180ApprovedPlat](#)
[21PL1180PlatExtRequest](#)

6. [25-0967](#) 23PL1051-2nd request for a 12 Month Extension

Flamingo Resort Bungalows PUD

Located: South of Encantada Ave. east of Palmira Ave.

Attachments: [23PL1051PlatExtCoverTab](#)
 [23PL1051Approved plat](#)
 [23PL1051PlatExtensionRequest](#)

VI. Director's Report

Andrew Dimas stated possible Planning Commission workshop to be scheduled.

VII. Future Agenda Items: None**VIII. Adjournment**

With no other business to conduct, Chairman York adjourned the meeting at 5:47 pm.