



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, July 8, 2026

5:30 PM

Council Chambers

I. 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 Vice Chairman Munoz absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Teichelman (6.24.2026 meeting)

Commissioner Hedrick made a motion to approve the absence of Commissioner Teichelman from the June 24, 2026, meeting. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: June 24, 2026

Commissioner Budd made a motion to approve the meeting minutes from June 24, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

1. [26-1037](#) June 24, 2026 Meeting Minutes DRAFT

Attachments: [6.24.26 PC Meeting Minutes- DRAFT](#)

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

Cynthia asked if any commissioners would like to move agenda items off the consent agenda.

Commissioner Jackson requested item #7 to be pulled from the consent agenda.

Andrew, Development Services introduced items #2, 3, 4 & 5 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 the following into record:
#6- Ordinance rezoning a property at or near 15349 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, providing for a penalty

not to exceed \$2,000 and publication. (Staff recommends approval).

Commissioner Hedrick on agenda item #4 regarding the other pages of the plat and if those were just drainage easements and not streets that will be developed. Mark Zans, Development Services stated they are drainage and access easements. Commissioner Hedrick stated this looks to have only one entrance and if that was an issue with fire. Mark Zans stated that fire did not have an issue because they knew future entrances would be coming as the other plats are reviewed.

Chairman Salazar-Garza on agenda item #6 she remembered this property had previously been rezoned FR to RS-6 and now they want to rezone to RS-4.5. Andrew Dimas stated this is to provide design flexibility.

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

Commissioner Hedrick made a motion to approve items #2, 3, 4, 5, & 6 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plats

2. [26-1027](#) PL9249
REPLAT - ROGER'S SUBDIVISION
Lots 1CA & 1CB, Block 1
(2.91 Acres)

(District 5) Generally located at 7313 South Staples, north of Yorktown Boulevard southeast of Lipes Boulevard, and west of South Staples Street.

Attachments: [PL9249ReplatCoverTab](#)
[PL9249ClosedCommentReport](#)
[PL9249LatestPlat](#)

3. [26-1030](#) PL9305
REPLAT - RAYNE TRACT
Lot 4A, Block 2
(1.35 acres)

(District 1) Generally located at 502 S Chaparral Street, north of Park Avenue, west of S Water Street, and south of Broadway Court.

Attachments: [PL9305ReplatCoverTab](#)
[PL9305 Closed Comment Report](#)
[PL9305LatestPlat](#)

4. [26-1001](#) PL8675

FINAL PLAT - SARATOGA RIDGE UNIT 1

(15.87 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8675FinalPlatCoverTab](#)
 [PL8675ClosedCommentReport](#)
 [PL8675LatestPlat](#)

5. [26-1029](#) PL9300
 FINAL - STRIPES CORPUS CHRISTI
 Lot 1
 (5.46 acres)

(District 3) Generally located at 6301 Highway 44, on the southwest corner of Heinsohn Road and Agnes Street.

Attachments: [PL9300CoverTabFinal](#)
 [PL9300ClosedCommentReport](#)
 [PL9300LatestFinalPlat](#)

B. Zoning

6. [26-1028](#) Zoning Case No. ZN9265 Rhodes Development Inc. (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9265 Rhodes Development Inc. Staff Report](#)
 [ZN9265 Rhodes Development Inc. PC Pwpt](#)

7. **26-1033** Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: ZN9151 MVR Construction Co Inc. Staff Report (4)
 ZN9151 MVR Construction Co Inc Pwpt

Andrew Dimas, Development Services introduced the following into record:

#7- Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential. Staff considered the inconsistencies to the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit that addresses the visual and operational characteristics of a warehouse with aggregate storage use.

Commissioner Hedrick asked about the number of changes being made and whether they came from the department or from the applicant. Andrew Dimas stated the changes were based on working with the applicant to create another recommendation for the property. Most of the changes made were removal of above ground fuel tank, no longer use of aggregate storage, and any vehicle storage would need to be moved indoors.

Commissioner Teichelman asked about the vehicles in operation and the type they would be what. Andrew Dimas stated it was more of a storage area for vehicles and currently the recommendation is four traditional off street vehicles which consist of two semi-trucks and two tandems.

Chairman Salazar-Garza asked if there were other options given to the owner for what to do with the property. Andrew Dimas stated yes there was the recommendation of RS-6 but the owner wanted to move forward with CN-1 with SP. She also asked if the applicant had worked with the surrounding neighbors regarding their concerns.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #7.

The following spoke in opposition:

Terry Followell

Molly Luna

Juan Perales, JP Civil Engineering, appeared on behalf of applicant. He stated the removal of the aggregate storage, and the above ground fuel tank is what they have worked out with development services. Along with the 20-ft buffer and an 8 ft high wall would be constructed as well. Also stated that not all the vehicles would be about to be placed in storage based on the size and use.

Commissioner Esparza asked about inverting the layout so the buildings would be on the side of the neighborhood which possibly creates another barrier. Mr. Perales said it is possible but has not been discussed. The buildings would now be on the side of the ditch and therefore the road would have to be reinforced for the heavy equipment traffic on the property.

Vic Razaeei-Nazari, applicant for the property, states he understands the neighbor's concerns and feels this zoning option will be less of noise issue compared to that if the

zoning was residential. He is also assured that safety concerns are being addressed on the property.

Commissioner Teichelman asked if this would be possible to table to see all the options laid out this way to find the best possible solution for the applicant and residents in the area. Most of the commissioners collectively felt the same way.

Commissioner Esparza made a motion to table agenda item #7 until the 8.5.2026 meeting. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

VI. Public Hearing: Discussion and Possible Action (Item C)

C. Plat with Variance (Waiver)

8. [26-1034](#) Request for a Plat Waiver for Street Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9275 Clarkwood Street Constr Waiver memo](#)
[PL9275 Clarkwood Street Constr Waiver ppt](#)

Andrew Dimas, Development Services introduced the following into record agenda items #8 & 9. Staff recommend approval of the proposed waiver for street construction.

Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Budd made a motion to approve items #8 & 9 as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

9. [26-1032](#) PL9275 **Conditional Approval**
REPLAT - CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Attachments: [PL9275ReplatCoverTab](#)
[PL9275 Comment Report](#)
[PL9275LatestPlat](#)

10. [26-1035](#) Request for a Plat Waiver for Wastewater Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9299 Laguna Oaks Estates ww const waiver memo](#)
[PL9299 Laguna Oaks Estates ww const waiver ppt](#)

Andrew Dimas, Development Services introduced the following into record agenda items #10 & 11. Staff recommend denial of the waiver from the wastewater construction.

Commissioner Teichelman asked what the reason is for denying the waiver. Andrew Dimas stated this is one of the few areas not in AICUZ so one day further development could increase the density in the area.

He also stated the idea is not to have the public tied to septic tanks unless the need is there. Bria Whitmire, Development Services, stated the need for spray fields on the property if they are on septic would not be a feasible scenario along with the potential of flooding due to a severe storm. The septic tanks could fail leading to issues with water quality.

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

Murray Bass, Bass & Welch Engineering, appeared on behalf of the applicant. He stated it was their understanding that the waiver request was only for the commercial zoned lot. They would have no issue if the wastewater construction could be deferred till development.

Being no more public comment, Chairman Salazar-Garza closed public comment.

Commissioner Hedrick made a motion to approve staff's recommendation of denial on agenda item #10. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

Commissioner Hedrick made a motion to conditionally approve agenda item #11 as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

11. [26-1009](#) PL9299 - **Conditional Approval**
REPLAT - LAGUNA OAKS ESTATES
Lots 1-10, Block 1
(19.32 Acres)

(District 4) Generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of South Padre Island Drive.

Attachments: [PL9299FinalCoverTab](#)
[PL9299OpenClosedCommentReport](#)
[PL9299LatestPlat](#)

VII. Director's Report

DSTAG will be meeting on July 16th. The first round of text amendments will be presented at the meeting and be brought to the commission as a briefing.

VIII. Future Agenda Items: None.

IX. Adjournment

With no other business being discussed, the meeting was adjourned at 6:50pm