



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Planning Commission

Wednesday, August 19, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Munoz called the Planning Commission meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioner Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Teichelman (8.5.2026 meeting)

Commissioner Garcia made a motion to approve the absence of Commissioner Teichelman from the August 5, 2026, meeting. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: August 5, 2026

Commissioner Hedrick made a motion to approve the meeting minutes from August 5, 2026, as presented by staff. Commissioner Garcia seconded. Vote: All Aye. Motion passed.

1. [26-1300](#) August 5, 2026 Meeting Minutes DRAFT

Attachments: [8.5.26 PC Meeting Minutes- DRAFT](#)

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

A. Plats

Elena Buentello, Development Services, introduced the following into record: Agenda items #2, 3, 4, 5, & 6. 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.

Commissioner Garcia asked on agenda item #2 if this was for a mobile home park and staff clarified that the property is a mobile home park, but the designated area will be for the leasing of the cell tower.

For agenda item #4, Commissioner Garcia asked what the RTA will be using the facility

and staff clarified it will be used for a maintenance barn.

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

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

2. [26-1266](#) PL9284
REPLAT - JOSLIN TRACT
Lots 8R Block A
(0.59 Acres)

(District 4) Generally located south of McArdle Road, west of Ennis Joslin Road and Rodd Field Road.

Attachments: [PL9284ReplatCoverTab](#)
[PL9284ClosedCommentReport](#)
[PL9284LatestPlat](#)

3. [26-1275](#) PL9378
REPLAT - KING SQUARE ADDITION
Lot 10A
(1.51 acres)

(District 2) Generally located at 4613 S Staples Street, northeast of McArdle Road and southwest of South Staples Street.

Attachments: [PL9378ReplatCoverTab](#)
[PL9378ClosedCommentReport](#)
[PL9378LatestPlat](#)

4. [26-1278](#) PL9388
REPLAT - CAJA INDUSTRIAL DEVELOPMENT
Lot 3B, Block 1
(21.61 Acres)

(District 3) Generally located at 5658 Bear Lane, north of Bear Lane, east of Heinsohn Road, south of Highway 44, and west of Highway 358.

Attachments: [PL9388ReplatCoverTab](#)
[PL9388ClosedCommentReport](#)
[PL9388LatestPlat](#)

5. [26-1295](#) PL9397
REPLAT - HIGHWAY VILLAGE

Lots 5A, 5B, and 6A, Block 3
(1.93 Acres)

(District 1) Generally located at 10410 Leopard Street, east of McKinzie Road,
and north of Leopard Street.

Attachments: [PL9397ReplatCoverTab](#)
 [PL9397ClosedCommentReport](#)
 [PL9397LatestPlat](#)

6. [26-1267](#) PL9372
 FINAL - ARLINGTON HEIGHTS CHURCH OF THE NAZARENE
 Lots 1 Block 1
 (3.10 Acres)

(District 1) Generally located at 3301 Carbon Plant Road, north of Up River Road,
east of Carbon Plant Road, south of IH 37, and west of Rand Morgan Road.

Attachments: [PL9372FinalCoverTab](#)
 [PL9372ClosedCommentReport](#)
 [PL9372LatestPlat](#)

VI. Public Hearing: Discussion and Possible Action (Items B & C)

B. Zoning

Saradja Registre, Development Services introduced agenda item #7 into record:
Zoning Case No. ZN9189, Bay Breeze MHC Corpus Christi, LLC (District 1). Ordinance rezoning a property at or near 1545 N Lexington Boulevard from the "FR" Farm Rural District and the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Chairman Munoz asked if the comprehensive plan is met but the future land map usage is not which plan takes more precedents. Andrew Dimas states the ADP needs to be updated for the area since the comprehensive plan was created years later.

Chairman Munoz asked about the letters of opposition received. Andrew Dimas stated that notices received were from two separate owners, which total 46.99%. The buffer yard is also being brought up in opposition notices. He stated that because the area being built has not been developed the buffer would be set at 15 ft and 15 points. If it was being redeveloped it would drop down to 5 ft and 10 points and based on both requirements the middle ground was met at the buffer being 15 ft and 10 points to which the owner agreed upon.

Commissioner Garcia asked if they would be required to dedicate park land within the

area. Andrew Dimas stated this would be more of an in lieu of situation, so parks are not created that the city would have to maintain.

With no other questions from staff, Chairman Munoz opened for public comment.

Mike Pusley spoke in opposition of the rezoning.
Scott Everest spoke in favor of the rezoning.

Being no other comment, Chairman Munoz closed public comment.

Commissioner Esparza brought up the point that individuals who chose to move into the area are aware of the situation they are getting into. Therefore, the rezoning issue does not hinder the industrial area from continuing business as usual around the development.

Commissioner Esparza made a motion to approve agenda item #7 as presented by staff. Commissioner Jackson seconded. Vote: Aye-Chairman Munoz, Vice Chairman Hedrick, Commissioners Cervantes, Budd, Cantu, Esparza, and Jackson.
Nay-Commissioner Garica. Motion passes.

7. [26-1294](#) Zoning Case No. ZN9189, Bay Breeze MHC Corpus Christi, LLC (District 1). Ordinance rezoning a property at or near 1545 N Lexington Boulevard from the "FR" Farm Rural District and the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9189 Bay Breeze MHC CC, LLC PC Staff Report](#)
[ZN9189 Bay Breeze MHC CC, LLC PC Pwpt](#)

C. Proposed FY2027 Capital Improvement Budget

To accommodate City Staff, Chairman Munoz stated agenda item #8 would be presented first.

Rudy Pena, Management & Budget, presented agenda item #8 Proposed FY 2027 Capital Improvement Program (CIP) Budget. The purpose of this item is to obtain the Planning Commission's recommendation to the City Council of the Proposed FY 2027 Capital Improvement Program (CIP) Budget and stand by for questions/concerns from Planning Commission.

Commissioner Garcia addressed concerns about how money was being allocated to specific projects for the arena, airport, and streets and how certain funding affects the completion of those projects.

Jeff Edmonds, Engineering Services, states although the Planning Commission does not have input with the Capital Improvement Budget, their recommendation is part of the City Charter prior to it being presented to Council.

Chairman Munoz asked if it would be recommended to have community input sessions prior to creating the CIP budget. This could help allocate money better based on the public recommendations. Rudy Pena stated that normally the budget is created then the community sessions occur.

Commissioner Garcia asked staff if there is any way to receive the proposed budget further in advance. He feels two weeks prior to recommending does not seem like sufficient time to review.

Jeff Edmonds stated that the budget is a living document and referencing back to the previous year's CIP budget would be a good way to understand what will be on the next budget go round.

Commissioner Hedrick asked about extending the pool hours, especially for Bill Witt Park due to the influx of visitors this year around. He stated it should be something to be looked into for next year.

Commissioner Cantu if the budget has changed based on the community input sessions the City has conducted. Rudy Pena stated no changes have been made to the current budget from feedback given from public. He stated tracking is being followed to see if changes need to be made prior to presenting to council.

Commissioner Jackson asked if anything was extremely behind schedule or any projects in need of more money to be finished out. Rudy Pena stated there is a yearly scorecard that is published on the city website to show what was adopted in the previous fiscal year and how things will be worked into the upcoming budget year based on any projects not completed. Currently around 80% of projects are finished in conjunction with last year's budget.

With no other questions to staff, Chairman Munoz thanks the city for all their hard work in compiling the upcoming budget.

Commissioner Hedrick made a motion to recommend the Proposed FY 2027 Capital Improvement Program (CIP) Budget as presented by staff. Commissioner Budd seconded. Vote: All Aye (with Commissioner Cantu abstaining). Motion passed

8. [26-1299](#) Planning Commission recommendation of the Proposed FY 2027 Capital Improvement Program (CIP) Budget

Attachments: [Agenda Memo Aug 19 - FY 2027 Capital Budget](#)
[FY 2027 Proposed Budget Presentation - Final](#)

VII. Director's Report:

Andrew Dimas stated the department would be schedule orientation for the two new commissioners. He also stated there would be training presentations to come in the upcoming PC meetings on topics commissioners have had questions on.

VIII. Future Agenda Items: None

IX. Adjournment

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