



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Planning Commission

Wednesday, August 5, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Vice 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. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.

III. Convene Beach Dune Committee (Planning Commission)

IV. Call to Order, Roll Call

Vice Chairman Munoz called the Beach Dune Committee meeting to order at 5:32 pm. A quorum was present to conduct the meeting with Commissioner Teichelman absent.

V. PUBLIC COMMENT: None.

VI. Approval of Absences: Vice Chairman Munoz (3.18.2026 meeting)

Commissioner Esparza made a motion to approve the absence of Vice Chairman Munoz from the March 18, 2026, Beach Dune Committee meeting. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

VII. Approval of Beach Dune Committee Minutes: 3.18.2026 DRAFT Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from March 18, 2026, Beach Dune Committee meeting, as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

1. [26-0852](#) Beach Dune Committee Meeting Minutes DRAFT 3.18.2026

Attachments: [3.18.26 BEACH DUNE MEETING MINUTES-DRAFT](#)

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

A. Public Hearing - Beachfront Construction Certificate for a property located at or near 106 Beach View Drive.

Elena Buentello, Development Services introduced agenda item #2 into record. BD9253 EMMBH LLC. Request for a Beachfront Construction Certificate (Small-Scale) to authorize the installation of a 287-cubic-yard compensatory dune with 5,090 square feet of dune vegetation, to mitigate adverse impacts to 287 cubic yards of dune materials with 5,028 square feet of dune vegetation created by the construction of a single-family structure and associated amenities, related to a 2021-approved Beachfront Construction Certificate. (Staff recommends approval).

Commissioner Hedrick asked if this was an extension. Elena Buentello stated it was resubmittal of the previous request since work has not started. The hope is the applicant follow through. If the request is approved, the timeframe given to the applicant will be three years.

Commissioner Garcia asked if it was common to not receive opposition notes in the beach dune cases. Elena Buentello said most often the projects are not substantial, so the neighbors have no opposition.

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

Commissioner Garcia made a motion to approve item #2 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

2. [26-1217](#) Case No. BD9253 EMMBH LLC. Request for a Beachfront Construction Certificate (Small-Scale) to authorize the installation of a 287-cubic-yard compensatory dune with 5,090 square feet of dune vegetation, to mitigate adverse impacts to 287 cubic yards of dune materials with 5,028 square feet of dune vegetation created by the construction of a single-family structure and associated amenities, related to a 2021-approved Beachfront Construction Certificate. (Staff recommends approval).

Attachments: [BD9253 EMMBH LLC Staff Report](#)
 [BD9253 EMMBH LLC Presentation](#)

IX. Director's Report: None

X. Future Agenda Items: None

XI. Adjournment of Beach Dune Committee

With no other Beach Dune Committee business being discussed, the meeting was adjourned at 5:38 pm. The Planning Commission meeting was reconvened.

XII. Reconvene Planning Commission Meeting

XIII. PUBLIC COMMENT: None,

XIV. Approval of Absences: Commissioner Teichelman (7.22.2026 meeting)

Commissioner Garcia made a motion to approve the absence of Commissioner Teichelman from the July 22, 2026, meeting. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

XV. Approval of Minutes: July 22, 2026

Commissioner Hedrick made a motion to approve the meeting minutes from July 22, 2026, as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

3. [26-1226](#) July 22, 2026 Meeting Minutes DRAFT

Attachments: [7.22.26 PC Meeting Minutes- DRAFT](#)

XVI. Discussion and Possible Action: Election of Chairman and Vice Chairman

Commissioner Hedrick made a motion to nominate Vice Chairman Munoz as Chairman. Vice Chairman Munoz accepted the nomination. Commissioner Cantu seconded. The Vote: All in favor. Motion passes.

Commissioner Jackson made a motion to nominate Commissioner Hedrick as Vice Chairman. Commissioner Hedrick accepted the nomination. Commissioner Cervantes seconded. The Vote: All in favor. Motion passes.

XVII. Consent Public Hearing: Discussion and Possible Action (Item B & C)

Elena Buentello, Development Services, introduced the following into record:

Agenda items #5, 6, & 7. 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.

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

Commissioner Esparza made a motion to approve agenda items #5, 6, & 7 as presented by staff. Commissioner Cervantes seconded. Vote: All Aye. Motion passes.

With Vice Chairman Hedrick abstaining from agenda items #4, 8 & 9, Elena Buentello, Development Services, introduced the agenda items 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

Commissioner Garcia asked for an explanation how the plats are presented and what order they come commission. Andrew Dimas stated there would be a training scheduled for the new members to review the commission procedures.

Commissioner Esparza made a motion to approve agenda items #5, 6, & 7 as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passes.

Elena Buentello, Development Services introduced agenda item #10 into record. In this 3rd time extension request, the applicant states, "This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing as a result of current economic conditions." The Planning Commission originally approved this Final Plat on September 20, 2023, with the first-time extension approved on 9/12/2024, and the second on 9/29/2025. This 3rd request is for a 12-month extension. If approved, the new expiration date would be August 5, 2027 – 12 months from the date of the Planning Commission's approval of the extension.

Vice Chairman Hedrick stated the extension was originally granted 2023 and again in 2024. This would now bring the plat to have an extension over the past four years if approved. The concern is that there are no code changes that would affect their development. Andrew Dimas stated nothing has changed for the developer to resubmit their plats.

Commissioner Garcia asked if these time extension cases set any sort of precedence for future extensions to be heard. Andrew Dimas stated no since each one stands on its own merit. There is no conflict moving forward.

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

Cindy Alvarado stated she is a realtor and knows the economic hardships that the developer is dealing with and why he is requesting an extension.

With no other questions, Chairman Munoz closed public comment.

Commissioner Garcia made a motion to approve agenda item #10 as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passes.

B. Plats

4. [26-1233](#) PL9379
PRELIMINARY PLAT - ROYAL OAK SOUTH UNIT 2 AND UNIT 3
(47.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9379RoyalOakSouthPrelim2and3](#)
[PL9379PrelimClosedCommentrReport](#)
[PL9379LatestPrelimPlat](#)

5. [26-1176](#) PL9328
REPLAT - NORTHWEST ESTATES
Lots 1A &1B Block 9
(4.21 Acres)

(District 1) Generally located at 14702 Northwest Boulevard, north of Northwest Boulevard, south of Powell Drive, west of Pinnacle Drive, and east of Trinity River Drive.

Attachments: [PL9328ReplatCoverTab](#)
[PL9328ClosedCommentReport](#)
[PL9328LatestPlat](#)

6. [26-1203](#) PL9247
FINAL - GRAHAM ROAD COMMERCIAL CENTER
Lots 1, 2, & 3, Block 1
(2.25 acres)

(District 4) Generally located at 449 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.

Attachments: [PL9247CoverTabFinal](#)
[PL9247ClosedCommentReport](#)
[PL9247LatestPlat](#)

7. [26-1204](#) PL9248
FINAL - GRAHAM ROAD COMMERCIAL CENTER
Lots 1 & 2, Block 2
(2.25 acres)

(District 4) Generally located at 401 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.

Attachments: [PL9248CoverTabFinal](#)
[PL9248ClosedCommentReport](#)
[PL9248LatestPlat](#)

8. [26-1242](#) PL9333
FINAL - ROYAL OAK SOUTH UNIT 2
(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan

Road, and south of Swedish Oak Drive.

Attachments: [PL9333RoyalOakSouthUnit2](#)
 [PL9333ClosedCommentReport](#)
 [PL9333LatestPlat](#)

9. [26-1243](#) PL9338
 FINAL - ROYAL OAK SOUTH UNIT 3
 (22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9338RoyalOakSouthUnit3](#)
 [PL9338ClosedcommentReport](#)
 [PL9338LatestPlat](#)

C. Plat-Tlme Extension

10. [26-1244](#) 23PL1016
 FINAL - Graham Estates
 (20.00 acres)

Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Attachments: [23PL1016PlatExt.CoverTab](#)
 [23PL1016RequesforPlatExt](#)
 [23PL1016OrigPCActionLetter](#)
 [23PL1016PCApprovedPlat](#)

XVIII Public Hearing: Discussion and Possible Action (Item D)

D. Zoning

11. [26-1215](#) Zoning Case No. ZN9079, MVR Construction Company Inc. (District 3).
 Ordinance rezoning a property at or near 5514 Greenwood Drive from the
 “CG-2” General Commercial District to the “RS-4.5/PUD” Single-Family 4.5
 District with a Planned Unit Development Overlay; providing for a penalty not to
 exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9079 MVR Construction Co Inc Ordinance](#)
 [ZN9079 MVR Construction Co Inc Staff Report 1](#)
 [ZN9079 MVR Construction Company Inc. Pwpt](#)

Saradja Registre, Development Services introduced agenda item #11 into record.

Zoning Case No. ZN9079, MVR Construction Company Inc. (District 3). Ordinance rezoning a property at or near 5514 Greenwood Drive from the "CG-2" General Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Commissioner Garcia asked what the benefit was for the PUD overlay other than developing smaller lots. Andrew Dimas stated the PUD are used more for attainable housing.

Commissioner Garcia is concerned with condensed population in such a small area. No good flow of traffic and concern of safety in a more family orientated area.

Vice Chairman Hedrick was concerned about the CG-2 staying around the new zoning of the RS-4.5/PUD and what type of business would be established around the area. Andrew Dimas stated more than likely the businesses would more than likely those that appeal to the surrounding neighborhood which is being developed.

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

Herbert Rubio spoke in opposition of the rezoning.

Michael York, York Engineering, appeared on behalf of the applicant for questions from the commission.

Commissioner Cervantes was concerned with the issue of wastewater with the new development. Andrew Dimas stated that during the platting stage this would be addressed to see if the closet wastewater treatment facility has the capacity to service the new development.

With no other questions, Chairman Munoz closed public comment.

Commissioner Esparza made a motion to approve agenda item #11 as presented by staff. Commissioner Budd seconded. Vote: Aye: Chairman Munoz, Vice Chairman Hedrick, Commissioners Esparza, Jackson, Cantu, & Budd. Nay: Commissioners Garcia & Cervantes. Motion passes.

12. [26-1216](#) 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 Ordinance](#)
 [ZN9151 MVR Construction Co Inc Pwpt](#)

Elena Buentello, Development Services introduced agenda item #12 into record.

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).

Applicants Request: Special Permit Conditions

USE: The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a warehouse including office space, with aggregate storage per UDC (Unified Development Code).

DEVELOPMENT STANDARDS: Development standards shall be per the attached site plan.

BUFFER YARD: A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent.

SIGNAGE: One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.

NOISE: Noise regulations shall be subject to Section 31-3 of the Municipal Code.

HOURS OF OPERATION: Hours of operation shall be limited to 07:00 AM to 07:00 PM.

OTHER REQUIREMENTS: These conditions do not preclude compliance with other applicable codes.

Andrew Dimas stated there has been no resolve to the matter and the developer is still choosing to move forward with the denial recommendation.

Chairman Munoz asked if there were any other options for the property and Dimas stated this could be ideal for a residential area with smaller lots sizes.

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

Terry Followell spoke in opposition of the rezoning.

Juan Perales, J. Perales Civil Engineering, appeared on behalf of the applicant for questions from the commission. He states the developer has tried his best to work for the better good for the surrounding neighborhood and some of the concerns have been addressed.

Commissioner Jackson asked where the barrier wall would be placed and what it would look like. It was answered that it would only front the neighborhood to north side of property. Everything to the south would have the view of the commercial building.

Vic Razaei-Nazari, applicant for the property, stated the issue with not coming to agreement with City staff was the number of trucks they were limiting the zoning too. He said he didn't want limit in the event he would purchase more equipment.

The applicant brought up the issue of the special permit expiring, and he how could use the commercial building for residential use. Andrew Dimas stated there exceptions where if the owner knows the permit is set to expire, development services can work on

granting an extension so that does not happen.

With no other questions, Chairman Munoz closed public comment.

Chairman Munoz stated that if the zoning is approved and the property later sold, this could bring a change of usage to the property that the commission was not in favor with. The body cannot account for what may or may not happen in the future which weighs on the current decision.

Commissioner Garcia made a motion to proceed with staff's recommendation of denial for agenda item #12. as presented by staff. Commissioner Esparza seconded. Vote: Aye: Chairman Munoz, Commissioners Esparza, Jackson, Cantu, Garcia & Cervantes. Nay: Vice Chairman Hedrick & Commissioner Budd. Motion passes.

XIX. Presentation: Budget Department

13. [26-1200](#) Proposed FY 2027 Capital Improvement Program (CIP) Budget

Attachments: [Agenda Memo Aug 5 - FY 2027 Capital Budget](#)
[FY 2027 Proposed Budget Presentation - Final](#)

Rudy Pena, Management & Budget, presented agenda item #13 Proposed FY 2027 Capital Improvement Program (CIP) Budget. The Proposed Fiscal Year 2027 Capital Improvement Program Budget contains the current project expenditures and proposed programmed capital expenses for all planned capital projects over the next ten years. As part of City Municipal Code Article V. Planning, Section 3. Power and Duties of Planning Commission, Paragraph A, Number 6: The Planning Commission shall review and make recommendations to the City Council on the City's annual Capital Budget.

Vice Chairman Hedrick asked about the individual project pages where it says prior and the next year's listed appears blank. Asked for clarification of what that means. Rudy Pena stated that is correct. Depending on what stage the project is in and what progress it may have reached before it needs to request more funds.

Commissioner Garcia asked about continuing projects at the Hillard Center and Arena regarding how much more is in the future budget along with when will rehab will be completed. Rudy Pena stated there are multiple projects identified in the long range for the Hillard Center. Right now, a lot of the projects are focused on the structure repairs and safety features needing to be upgraded.

XX. Director's Report: None

XXI. Future Agenda Items: None

XXII. Adjournment

With no other business being discussed, the meeting was adjourned at 7:23 pm.