



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Planning Commission

Wednesday, June 24, 2026

5:30 PM

Council Chambers

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 Commissioners Teichelman.

PUBLIC COMMENT: None

II. Approval of Absences: Commissioners Hedrick and Budd (6.10.2026 meeting)

Commissioner Esparza made a motion to approve the absence of Commissioners Hedrick and Budd from the June 10, 2026, meeting. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

III. Approval of Minutes: 6.10.2026 Meeting Minutes

Commissioner Jackson made a motion to approve the meeting minutes from June 10, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

1. [26-0960](#) June 10, 2026 Meeting Minutes DRAFT

Attachments: [6.10.26 PC Meeting Minutes- DRAFT](#)

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

On record, agenda item #4 was pulled and will be presented at the next scheduled planning commission meeting.

Bria Whitmire, Development Services introduced items #2, 3, & 6 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.

Bria Whitmire, Development Services introduced the following into record:

#7- Ordinance rezoning a property at or near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed

\$2,000 and publication. (Staff recommends approval).

Chairman Salazar-Garza asked the commission if there were any items they wish to pull from the consent agenda at this time for further review.

Commissioner Hedrick requested to pull item #5.

Commissioner Esparza asked about the "CN-1" zoning and if that would be allowed to operate bars and nightclubs. Bria stated this would only be for retail sale operation.

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

Commissioner Esparza made a motion to approve agenda items #2, 3, 6 & 7 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

A. Plats

2. [26-0979](#) PL9213
PRELIMINARY - TULOSO-MIDWAY I.S.D. JUNIOR HIGH SCHOOL
Lot 1, Block 1
(40.00 acres)

(District 1) Generally located at 2128 McKinzie Road, north of State Highway 44 (HWY 44) and south of Leopard Street.

Attachments: [PL9213PrelimCoverTab](#)
 [PL9213CommentReport](#)
 [PL9213LatestPlat](#)
3. [26-0930](#) PL9285
REPLAT - NUECES ACRES UNIT 2
Lots 24E and 24F, Block 1
(0.91 Acres)

(District 1) Generally located at 11626 Mallard, north of Mallard Street, east of Violet Road, south of Haven Drive, and west of McKinzie Road.

Attachments: [PL9285ReplatCoverTab](#)
 [PL9285ClosedCommentReport](#)
 [PL9285LatestPlat](#)
4. [26-0974](#) PL9275
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](#)

5. [26-0929](#) PL8621
 FINAL PLAT - BREEZEWAY TOWNHOMES PUD
 LOTS 1 THRU 8
 (0.29 Acres)

(District 4) Generally located at 14762 Running Light, south of Granada Drive, east of Park Road 22, and west of Windward Drive.

Attachments: [PL8621FinalPlatCoverTab](#)
 [PL8621ClosedCommentReport](#)
 [PL8621LatestPLat](#)

Commissioner Hedrick asked about the previous zoning of the PUD. Mark Zans, Development Services stated the PUD was approved back in 11/17/25. Commissioner Hedrick was concerned that the lots are smaller than usual and if the PUD has designed plans yet. Bria Whitmire stated the conversation about the property has been about it being elevated on piers with parking underneath. The concern remains about fire being about to access the property in case of an emergency. Bria Whitmire stated the plan is for the units to be sprinkled and there would be an additional fire hydrant installed.

Commissioner Jackson asked if the PUD had changed since the approval in 2025. Mark Zans stated the original roadway was only 18 ft wide and it needed to be 20 ft for fire access, so the lots were redesigned.

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

Commissioner Cantu made a motion to approve agenda item #5 as presented by staff. Commissioner Budd seconded. Vote: Aye: Chairman Salazar-Garza, Vice Chairman Munoz, Commissioners Budd, Cantu, Hedrick, & Esparza; Nay: Commissioner Jackson

6. [26-0976](#) PL9301
 FINAL PLAT - SANDOVAL TRACT BLOCK 1 LOT 1A & 1B
 (1.06 Acres)

(District 3) Generally located at 318 Saratoga Blvd, southeast of Old Brownsville Road and north of Saratoga Boulevard.

Attachments: [PL9301FinalCoverTab](#)
 [PL9301 ClosedCommentReport](#)
 [PL9301LatestPlat](#)

B. Zoning

7. [26-0955](#) Zoning Case No. ZN9296, Weber Crosstown Highway Prop, LLC. (District 3). Ordinance rezoning a property at or near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9296 Weber Crosstown Highway Prop LLC Staff Report](#)
 [ZN9296 Weber Crosstown Highway Prop, LLC Pwpt](#)

VI. Briefing: Plat Classification

8. [26-0975](#) Platting Process

Attachments: [Platting Process](#)

VII. Director's Report: None.

VIII. Future Agenda Items: None

IX. Adjournment

With no other business being discussed the meeting was adjourned at 6:34pm