



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, April 16, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Vice-Chairman Salazar-Garza called the meeting to order at 5:30 pm and quorum was established to conduct the meeting with Commissioners Budd and Chairman York absent.

II. PUBLIC COMMENT: None

III. Approval of Absences: Commissioner Munoz

Commissioner Cantu made a motion to approve of the absence of Commissioner Munoz. Commissioner Miller seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: April 2, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the meeting minutes from April 2, 2025, as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

1. [25-0512](#) Planning Commission Meeting Minutes DRAFT April 2, 2025

V. Consent Public Hearing: Discussion and Possible Action

Vice-Chairman Salazar-Garza moved the meeting to items A and B.

A.. Time Extension

Andrew Dimas, Development Services, introduced item 2 under Time Extension. It is their first time extension request. Staff recommends approval.

2. [25-0495](#) 22PL1085 - First Request for a 12 Month Extension
Calallen South Unit 5
Located: East of Hwy. 77 and North of C.R. 48.

B. Zoning

Andrew Dimas, development Services, introduced item 3 under Zoning. Request it to change zoning from RS-6 Single Family District to the RS-6 SP Single Family District with Special Permit. Rezoning is for an 85' cell tower. Staff recommends approval.

Vice-Chairman Salazar-Garza opened up the floor for questions/comments.

Commissioner Miller asked how the height is written in the special permit. Dimas explained that the height of the tower is listed under use. And that the height is determined from grade. Commissioner Miller wanted to make sure that the height would be capped at 85'.

Commissioner Mandel asked if this falls outside of the AICUZ. Dimas confirmed that it does. Commissioner Miller went on to explain that even with the special permit the builder will still have to file with the proper government entities to approve and provide comment.

Vice-Chairman Salazar-Garza opened up public comment. No comment. Vice-Chairman Salazar closed public comment.

Commissioner Miller made a motion to approve the consent agenda as presented. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

3. [25-0525](#) Zoning Case No. ZN8545, M&R Home Solutions, LLC. (District 5). Ordinance rezoning a property at or near 2345 Yorktown Blvd from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report: None

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Vice-Chairman Salazar-Garza adjourned the meeting at 5:36 pm.